



## Report to the Auburn City Council

Action Item

11

Agenda Item No.

City Manager's Approval

**To:** Mayor and City Council Members  
**From:** Reg Murray, Senior Planner *RAM*  
**Date:** June 25, 2012  
**Subject:** Auburn Recreation District (ARD) Request for Changes to the Park Impact Mitigation Fee

### The Issue

Should the City Council adjust the existing Park Impact Mitigation Fee of \$1,073.28?

### Conclusions and Recommendation

By Resolution, amend the Park Impact Mitigation Fee to be consistent with the park development impact fees proposed in the *Auburn Recreation District Park Development Impact Fee Nexus Study March 2012*, or as otherwise modified by the Auburn City Council below.

Single-family Detached:	<u>\$6,849 or</u>
Single-family Attached:	<u>\$4,688 or</u>
Multi-family:	<u>\$4,219 or</u>
Mobile Home:	<u>\$5,218 or</u>

### History

On September 13, 2010, the Auburn Recreation District (ARD) provided its annual report to the City Council detailing the park impact mitigation fees forwarded to ARD by the City for FY2009/2010 as well as the proposed expenditures for FY2010/2011. The District also requested that the City Council consider an increase to the park impact mitigation fee collected on new dwelling units in the City. The City Council directed staff to work with ARD and move forward with discussions at a future Council meeting. The minutes from the September 13<sup>th</sup> Council meeting are provided as **Attachment 1**.

In subsequent months, City staff coordinated with ARD on the park impact fee issue. City staff, including the City Attorney, reviewed multiple drafts of the *Auburn Area Recreation and Park District Facility Level of Service Analysis* (LOS Analysis) -- which identifies and evaluates the preferred level of facilities within the District -- and the *Auburn Recreation District Park Development Impact Fee Nexus Study* (Fee Study) -- which identifies the costs for park acquisition and development and as well as the recommended park impact fees associated with those

improvements. Based on City staff's review, comments were provided to ARD on both studies; staff also met with ARD staff to review its comments and issues.

The District finalized both studies earlier this year and presented them to the ARD Board. The ARD Board completed its review and approved both the LOS Analysis and the Fee Study on March 29, 2012. The findings of the Fee Study demonstrate that park fees can be higher to reflect today's costs for providing park facilities. Copies of Board-approved LOS Analysis and Fee Study are provided as **Attachments 3 and 4**, respectively.

### **Request**

The current park impact fee collected by the City is \$1,073.28 per unit. Based on the Board's approval of the Fee Study, the District is requesting that the City increase the park impact fees that it collects (see **Attachment 2**). The fee structure identified in the ARD Fee Study can be found in **Attachment 4** (Page 9; Table 10) and is summarized below:

Single-family Detached:	\$6,849 per dwelling unit
Single-family Attached:	\$4,688 per dwelling unit
Multi-family:	\$4,219 per dwelling unit
Mobile Home:	\$5,218 per dwelling unit

### **Background**

#### **Park and Fee Requirements**

The City's policy relating to parkland, as provided in the Auburn General Plan – Chapter VII (Open Space and Conservation) is to provide five acres of parkland for every 1,000 population (**Attachment 5**). The method for carrying out this policy standard is provided with Chapter 158 (Subdivisions) of the Auburn Municipal Code (AMC) provided as **Attachment 6**. Projects required to provide mitigation for parkland include residential land divisions (i.e. subdivision maps and parcel maps) and discretionary residential projects (i.e. multi-family apartments). The developer can dedicate a portion of the project site for park and/or recreation purposes, pay an in-lieu fee (i.e. the park impact fee) instead of dedicating land, or provide a combination of the two.

Pursuant to §158.335 (**Attachment 6**), the park impact fee can only be used to acquire and construct parks; it cannot be used for park maintenance. In addition, the fee must be used for parks within the Auburn City limits and in outlying parks within the City's sphere of influence (§159.339).

#### **Current Fee History**

As noted above, the current park impact fee is \$1,073.28 per unit; the fee was last established in 1993 and has not been adjusted since then. A summary of the recent fee history is provided below:

- 1990 – The City increased the park impact fee to \$1,040 per unit in 1990 by Ordinance 90-14. The ordinance included a provision to allow a fee adjustment by Resolution to reflect

the annual Consumer Price Index (CPI) (see **Attachment 7**; page 2; line 8). *Note* - this CPI provision is not reflected in the current code (Attachment 6) based upon a error when the AMC was re-codified in 2005; the Clerk's office is aware of the inconsistency and will make the appropriate revision as part of the next scheduled amendment to the AMC.

- 1993 – The City approved Resolution 93-61, increasing the fee by \$33.28 per the CPI, to a total of \$1,073.28.
- 2001 – ARD requested a fee increase of \$300-\$350 consistent with the CPI. Council requested additional information from ARD and the issue was not pursued further.

### **Analysis**

The District is requesting that Council increase the park impact fee based on the LOS Analysis (Attachment 3) and the Fee Study (Attachment 4) approved by the ARD Board earlier this year. Adjustments to the park impact fee is a policy decision by the City Council, and as such, the Council can elect to maintain the existing fee (\$1,073.28), amend the fee consistent with the fee structure requested by the District, or adopt an alternative fee.

The Auburn Recreation District provides park facilities both within the City of Auburn as well as Placer County. Based on several of the factors detailed below, the City can take the position that not all of the components included in the study necessarily apply to the City, either in part or in whole. Accordingly, staff suggested to the District that it may be appropriate to consider a different fee structure for the City as opposed to properties in the County. The ARD studies illustrate that the District chose to identify a fee structure that applies district-wide.

In review of the LOS Analysis and Fee Study prepared by the District, and based on the differences between the City and County, City staff identified several issues that the City Council may wish to consider during their evaluation of ARD's request (summarized below). The City Attorney's review found both the LOS Analysis and the Fee Study to be legally adequate.

1. The City currently assesses the same park impact fee for each type of dwelling unit – detached single-family homes, attached single-family homes (townhomes; condos), apartments, and second units (i.e. granny units) all pay the same fee of \$1,073.28 per unit. With the ARD Fee Study, the District is proposing a graduated fee structure based on the type of unit - attached single-family; detached single-family; multi-family; and mobile home (Attachment 4; Pg 9; Table 10). The City currently differentiates between unit types for other fees (e.g. FEP; sewer); therefore, staff believes this would be an appropriate approach.
2. As noted previously, the fee update approved in 1990 (Attachment 7) included a provision allowing the park impact fee to be adjusted annually by the Consumer Price Index (CPI). Although the park fee has not been adjusted annually over the past 22 years, for comparison purposes, staff calculated what the impact fee would be had an annual CPI adjustment taken place. Utilizing the park fee established in 1990 (\$1,073.28) and factoring an annual CPI adjustment, the adjusted fee in today's dollars would be \$1,812-\$1,922 (depending on use of the State or San Francisco CPI).

3. The ARD Fee Study recommends fees ranging from \$4,219-\$6,849 (see Request above). For comparison, Placer County currently collects park impact fees ranging from \$2,665-\$4,040 (see **Attachment 8**). The County fees are based on a 2003 fee study and are adjusted on an annual basis according to the San Francisco CPI. The current fee and the adjusted fee for the next fiscal year are provided here:

	<u>Current</u>	<u>FY2012/2013</u>
Single-family:	\$4,040 per unit	\$4,109 per unit
Second unit/mobile home:	\$2,940 per unit	\$2,990 per unit
Age restricted dwelling:	\$2,665 per unit	\$2,710 per unit

#### 4. Park Land Inventory

The ARD Fee Study includes costs for land acquisition to provide additional park facilities in the future (**Attachment 4; Pages 4&5 and Page 9 – Table 10**). As noted above, the City's General Plan standard for parkland is five (5) acres of park area per 1,000 persons. In consideration of the ARD study, staff inventoried the existing park and open space areas within the City (**Attachment 9**). Staff's inventory found that the City currently provides roughly 11 acres of park and open space area per 1,000 persons, or more than double the City's General Plan standard.

Other aspects of the inventory:

- The inventory includes several pocket parks that were provided by the developer when the subdivisions were constructed. These facilities, while not specifically made available to the general public, provide a roll similar to the ARD facilities for the residents of these neighborhoods.
- The inventory does not include several passive areas (i.e. areas not developed as part of the original subdivision). These "OSC" areas were preserved as native "greenbelt" areas for a number of subdivisions (**Attachment 9; Pg 2**).

If Council believes that the City has an adequate inventory of parkland, it may wish to consider reducing the park impact fee by excluding the park acquisition costs from the total fee. This would be a means to reduce the fee by an amount consistent with acquisition costs, not actually exclude the land acquisition component. If the fee is reduced by an amount consistent with the land acquisition costs, the modified park impact fee would be:

Unit	ARD Recommendation	Acquisition Cost	Adjusted Total Fee
SFR Detached	\$6,849/d.u.	\$699	\$6,150
SFR Attached	\$4,688/d.u.	\$479	\$4,209
Multi-family	\$4,219/d.u.	\$431	\$3,788
Mobile home	\$5,218/d.u.	\$533	\$4,685

#### 5. Fee Study

The Fee Study identifies two main components associated with the determination of the recommended park fee – land costs and development costs. City staffs' review of the Fee

Study has identified several factors about the methodology for both components that tend to increase the impact fee being recommended by the District.

- a. Land Costs – Land acquisition cost is one of the components affecting the level of the park fee. In determining land price, the Fee Study utilizes the "List Price", not the actual sales prices, for the land (Attachment 4; Pg 15). Since list prices are generally higher than the actual sales prices, the land acquisition costs may be overvalued.
- b. Development Costs
  - i. Major Facilities – The Fee Study includes cost factors for two special use facilities that the District is anticipating – a competition lap pool and a multi-purpose community center with gymnasium. Based on the types of facilities currently located on park grounds within the City, and based on ARD's plans for Regional Park, it seems unlikely that these new major facilities would be constructed within the City of Auburn, but instead at Regional Park. As such, Council may wish to consider a reduction in the park fee, either in part or in whole, to account for major facilities. If the entire cost were eliminated, the resulting park impact fee would look as follows:

Unit	Per Capita Cost	Persons per household	Major Facilities Cost Per Unit	Adjusted Total Fee
SFR Detached	\$675	2.58	\$1,741	\$5,108
SFR Attached	\$675	1.77	\$1,195	\$3,493
Multi-family	\$675	1.59	\$1,073	\$3,146
Mobile home	\$675	1.97	\$1,330	\$3,888

- ii. Park Development Costs – The Fee Study identifies park development costs at \$1,651 per capita, and bases these costs on the cost analysis in Attachment 4 (Appendix B; Page 17). The study's analysis includes costs from other agencies, including several from outside Placer County; all of those agencies have cost factors higher than Placer County (Tables 1 & 2). The analysis also does not include data on ARD's cost to develop facilities. As such, Council may wish to consider a lower fee structure to account for these factors. If Council wished to base the park development costs on the Placer County cost standard instead of the higher standard derived by including other agencies, then the per capita development cost would be reduced by \$119 to \$1,532 (.005 acres/capita x \$306,406 cost/ac) and total impact fee would be reduced as follows:

Unit	Per Capita Cost Using Placer County	Recommended ARD fee	Adjusted Total Fee
SFR Detached	\$1,532	\$6,849	\$6,538
SFR Attached	\$1,532	\$4,688	\$4,485
Multi-family	\$1,532	\$4,219	\$4,029
Mobile home	\$1,532	\$5,218	\$4,992

## 6. Cumulative Consideration

A summary table is provided below which illustrates the resulting fees if the City Council chose to incorporate a lesser fee for each of the factors identified above:

Unit	ARD Proposal	Less Land Cost	Less Major Facilities	Less Development Cost	Fully Adjusted Fee
SFR Detached	\$6,849	-\$699	-\$1,741	-\$311	\$4,098
SFR Attached	\$4,688	-\$479	-\$1,195	-\$203	\$2,811
Multi-family	\$4,219	-\$431	-\$1,073	-\$190	\$2,525
Mobile home	\$5,218	-\$533	-\$1,330	-\$226	\$3,129

## 7. Future Fee Adjustment

The current ordinance includes a provision allowing an update of the fee based upon the CPI. The adjustment to the fees is not automatic and is dependent on a request by the ARD, and as note previously, requests were made by ARD in 1993 and 2001 utilizing this process. Council may wish to consider maintaining this existing provision, directing that the provision be eliminated, or recommending that an automatic annual (CPI-based) escalator be provided instead.

### Other

8. Update Existing Ordinance – The existing Parks and Recreation ordinance (Attachment 5) will need to be amended by the City of Auburn. The amendments would include:
  - a. Revision necessary to reflect Council's action(s) associated with the current park impact fee discussion.
  - b. The current ordinance identifies two different times at which the fees are collected. We would want to clarify that all fees would be collected at building permit.
  - c. The current ordinance includes a provision allowing an update of the fee based upon the CPI. The adjustment to the fees is not automatic and is dependent on a request by the District, and as noted previously, requests were made by ARD in 1993 and 2001 utilizing this process. Council may wish to consider maintaining this existing provision, directing that the provision be eliminated, or recommending that an automatic annual (CPI-based) escalator be provided instead.

Staff will make the necessary revisions and process the ordinance amendment, first to the Planning Commission and then to City Council.

9. Staff received a letter from Stephan Des Jardins in opposition to the proposed park impact fees (Attachment 10).

### Environmental Determination

The Auburn Community Development Department reviewed this project for compliance with the California Environmental Quality Act (CEQA) and found it to be Statutorily Exempt from the provisions of CEQA per Section 15273.

**Alternatives Available to Council; Implications of Alternatives**

1. Maintain the existing park impact mitigation fee.
2. Approve the park impact mitigation fees as requested by the District in the Nexus Study.
3. Approve alternative park impact mitigation fees as determined by the Auburn City Council.
  - a. Based on the Consumer Price Index (CPI) – San Francisco
  - b. Based on the FY2012/2013 Placer County Park fee: Single-family (\$4,109); Second unit/mobile home (\$2,990); age-restricted dwelling (\$2,710)
  - c. ARD proposal excluding only land acquisition costs: SFR detached (\$6,150); SFR attached (\$4,209); Multi-family (\$3,788); Mobile home (\$4,685)
  - d. ARD proposal excluding only major facility costs: SFR detached (\$5,108); SFR attached (\$3,493); Multi-family (\$3,146); Mobile home (\$3,888)
  - e. ARD proposal with reduced development costs: SFR detached (\$6,538); SFR attached (\$4,485); Multi-family (\$4,029); Mobile home (\$4,992)
  - f. ARD proposal with cumulative cost reductions for land acquisition (3.c), major facilities (3.d), and development costs (3.e) above: SFR detached (\$4,098); SFR attached (\$2,811); Multi-family (\$2,525); Mobile home (\$3,129)

**Fiscal Impacts**

No fiscal impacts to the City.

**Additional Information**

Please see the following attachments for more details:

**ATTACHMENTS**

1. City Council Minutes - September 13, 2010
2. ARD letter dated June 15, 2012 requesting increase in park fees
3. *Auburn Area Recreation and Park District Facility Level of Service Analysis Update 2012*
4. *Auburn Recreation District Park Development Impact Fee Nexus Study March 2012*
5. General Plan Park Requirements
6. Existing Parks and Recreation Ordinance
7. Ordinance 90-14
8. Placer County Park Dedication Fee
9. Park & Open Space Inventory
10. Letter from Stephen Des Jardins dated June 19, 2012

**EXHIBITS**

- A. Resolution for ARD Park Impact Fee



# ATTACHMENTS



Auburn City Council Minutes 09/13/2010

**CITY COUNCIL MINUTES**

**September 13, 2010**

**REGULAR SESSION**

The Regular Session of the Auburn City Council was held in the Council Chambers, City Hall, 1225 Lincoln Way, Auburn, California on Monday, September 13, 2010 at 6:00 p.m. with Mayor Powers presiding and City Clerk Joseph G.R. Labrie recording the minutes.

**CALL TO ORDER**

**ROLL CALL:**

**Council Members Present:** J. M. Holmes, Kevin Hanley, Keith Nesbitt, Bridget Powers

**Council Members Absent:** Bill Kirby

**Staff Members Present:** City Manager Robert Richardson, City Attorney Michael Colantuono, Community Development Director Will Wong, Fire Chief Mark D'Ambrogi, Public Works Director Bernie Schroeder, Transit Analyst Megan Siren, Administrative Services Director Andy Heath, Police Chief Valerie Harris, Police Captain John Ruffcorn, Code Enforcement Jennifer Solomon and Shari Conley.

By **MOTION** adjourn to Closed Session under Government Code Section 54957.6

**MOTION: Nesbitt/ Holmes/ Approved unanimously by voice**

- (1) **CONFERENCE WITH LABOR NEGOTIATORS**  
G.C. 54957.6

Agency Designated Representatives: Robert Richardson, David Mackowiak

Employee Group: All Bargaining Units

**REPORT OUT OF CLOSED SESSION**

No reportable action. Two items are on consent calendar.

**PLEDGE OF ALLEGIANCE**

**MAYOR'S COMMENDATIONS/PROCLAMATIONS/ACKNOWLEDGEMENTS/  
ANNOUNCEMENTS**

## COUNCIL BUSINESS

### 13. ARD Annual Report and Request for Changes to the Park Impact Mitigation Fee

Kahl Muscott, District Administrator for the Auburn Recreation District, presented the ARD Annual Report (available in the City Clerk's office).

Council Member Holmes asked what the balance is in the Auburn park mitigation fee fund.

Kahl Muscott said he believes it is \$75,000-\$80,000.

Kahl Muscott then presented a slide show highlighting ARD facilities and services. He then showed a presentation on City of Auburn park impact mitigation fees including the nexus impact fee study. He formally requested the Auburn City Council consider an increase of park fees at an upcoming meeting.

Council Member Holmes asked about the fee for schools to use ARD's pool, the plan to rebuild the recently burned playground and fees collected for maintenance for "pocket parks" within the City.

Council Member Hanley asked about the report on proposed expenditures, fees suggested in the nexus study, use of the fees, sphere of influence provision, "level of service" analysis, Quimby Act, and Baltimore Ravine's impact.

Council Member Nesbitt asked about a balance sheet, capital replacement fee use, and a maintenance budget for new projects.

Mayor Powers asked when the last increase of park fees took place and asked about details in the Nexus study.

Members of the Board of Directors for Auburn Recreation District addressed the Council during public comment, which included: Scott Holbrook, Gordon Ainsleigh, Jim Farris and Curtis Smith.

Jerry Wilfley, resident on Snowy Owl Way, spoke about donation of land for parks as opposed to fees.

Dan Sokol, resident of Auburn, spoke in favor of the park mitigation fee increase.

Council Member Nesbitt explained why he believes \$5,500 is an appropriate level of funding.

Council Member Holmes said the Community Development Department needs to look at the long-term future build-out of Auburn before a particular fee is set.

Council Member Hanley said the determination of the fee should be focused on the future of Auburn, the future of ARD, and how to provide adequate recreation facilities and services for the community.

Mayor Powers said new development in the City needs to pay for itself. She said ARD needs to work on a strategic plan of their needs in the next 5 years to benefit the new citizens as well as the current citizens of Auburn.

Consensus of the Council is to move forward with further discussion in the near future. Staff will proceed with the required steps to allow the Council to further consider the issue.

14. **Auburn Police Department On-Line Crime Mapping Network Access**

Chief Valerie Harris introduced this item. She said this tool is informative and will help to continue the Department's transparency and partnership with the community.

Captain John Ruffcorn presented an overview of the new program.

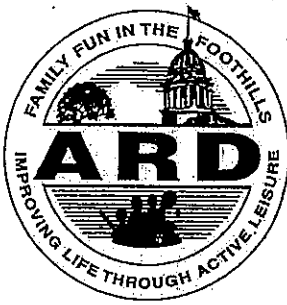
Council Member Nesbitt asked about administrative time to keep the system up to date.

Captain Ruffcorn explained that there will be no additional administrative time. He said it will upload automatically from a system in which the information is already maintained.

Chief Harris said this tool can be used as a quick snapshot of what is happening in your neighborhood. She said it does not name specific addresses or other confidential details. She said there is the ability to locate registered sex offenders in the area.

Council Member Hanley asked about trend analysis with this program and neighborhood watch programs.

Captain Ruffcorn explained there is a more in depth program with this software, which is not being utilized due to cost. He also said the search will be limited as to history.



## AUBURN AREA RECREATION AND PARK DISTRICT

June 15, 2012

Auburn City Council  
1225 Lincoln Way  
Auburn, CA 95603

Dear Honored Council Members,

The City of Auburn will be holding a hearing regarding a proposed increase in the Park Impact Mitigation Fees collected by the City. As you know, these fees help the Auburn Recreation District preserve the quality of recreation experience available to existing residents when additional residents move into the District. Fees are used to provide additional park facilities or expand and improve existing facilities to accommodate the increased population being served by the District. Speaking on behalf of the Auburn Area Recreation and Park District (ARD), I want to thank you for considering this long over-due fee increase.

The current fee of \$1,073.28 for a new residential unit has not changed in 19 years. As our Nexus Study demonstrates, the fees should be considerably higher to reflect the true costs associated with providing the types of park resources they are intended to support. The fee analysis was recently updated to reflect the economic downturn and it is our expectation that fees may be similarly adjusted in the future as needed.

The collection of these updated fees is essential for keeping up with the demand for park facilities that comes with an expanded population. While it is wonderful to see growth in Auburn, it is important that the parks and recreation needs associated with these new residents are met without reducing the level of service ARD provides to existing residents. If these fees are not established at a realistic level or they fail to be assessed at the time of new residential development, the District will be faced with daunting challenge in the future to find alternative ways to try and preserve the recreation experience for both new and existing citizens.

Please help the City of Auburn maintain its quality of life by voting to increase the Park Impact Mitigation Fees. It is truly a pleasure to provide needed and much loved parks and recreation facilities, and ARD is proud of what we have accomplished with the support of the City of Auburn. Simply put, Parks Make Life Better!

Sincerely,

Kahl Muscott  
District Administrator

**AUBURN AREA RECREATION AND PARK DISTRICT  
FACILITY LEVEL OF SERVICE ANALYSIS  
UPDATE 2012**

Prepared for:

**Board of Directors**

**Auburn Area Recreation and Park District**



**FOOTHILL ASSOCIATES**

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ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

## **AUBURN AREA RECREATION AND PARK DISTRICT**

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### **BOARD OF DIRECTORS**

Gordon Ainsleigh

Jim Ferris

Jim Gray

Scott Holbrook

Curtis Smith

### **DISTRICT STAFF**

Kahl Muscott, District Administrator

Joe Fecko, Administrative Services Manager

Pamela Vann, Project Manager

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## I. INTRODUCTION

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The Auburn Area Recreation and Park District (ARD, District) has completed a Strategic Master Plan which directs the District to evaluate the level of park mitigation fees being assessed for new developments to make sure fees are adequate to cover the actual costs of providing recreation facilities to new residents. The purpose of this Level of Service Analysis is to provide supporting information to help determine an appropriate level for park development fees.

Numerous factors need to be considered in establishing a park mitigation fee, such as the cost of land acquisition and park development costs. Another fundamental consideration is the level of service that the District regards as the goal for parks and recreation facilities which will be provided to District residents. This Level of Service Analysis examines the District's current level of service based on location, acreage, and number of facilities, and assigns relative priority to the improvements already identified in the Strategic Plan in support of maintaining this Level of Service.

The analysis refers to both standards and guidelines. Standards are meant to be the minimum acceptable level of service, while guidelines provide more flexible direction that recognizes constraints imposed by existing park and locations and development patterns. The Acreage Level of Service is expressed as a standard, while those for Park Service Area and Facilities are expressed as guidelines.



## II. PARK SERVICE AREA GUIDELINES

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Park service area guidelines specify where parks should be located in order to be reasonably accessible to the people who are expected to utilize the facilities. Service areas are expressed in terms of how far users are expected to travel to get to the park. Establishing service area guidelines helps to ensure that parks are appropriately distributed throughout the District to best meet the needs of District residents.

### NEIGHBORHOOD PARKS

A neighborhood park is typically 5 – 10 acres in size and ideally provides recreation facilities to residents who live within a service radius of 1/2 mile. The expectation is that users should be able to walk or bike to the park, although the reality of development patterns and existing park locations makes this a challenge in some areas. Improvements at neighborhood parks typically include some combination of picnic areas, play structures, paths, tennis courts, basketball courts, and/or sports fields. The District currently manages seven facilities that function primarily as neighborhood parks. All of these parks, with the exception of 10.4 acres at Atwood Park, support active recreation uses. The neighborhood parks are:

- Gold Country Fairgrounds Park (7 acres)
- Ashford Park (7 acres)
- Christian Valley Park (7 acres)
- Placer Hills Park and Pool (2 acres)
- Railhead Park (9 acres)
- Sugar Pine Ridge Park (8 acres)
- Atwood III Park (10.6 acres)

### COMMUNITY PARKS

Community Parks are usually 20 acres or larger. They include the same basic amenities found at neighborhood parks along with more specialized facilities, such as a swimming pool, nature areas, sports field complexes, a skate park, gymnasiums, community centers, and/or meeting rooms. These expanded facilities are typically intended to serve residents living within a 2-mile radius of the park, but often serve a larger area due to development patterns in the District and the locations of existing park facilities. Because community parks include the basic neighborhood park amenities, they often serve also as the neighborhood park for residents living within 1/2 mile. ARD currently manages five community parks. These are:

- Recreation Park (22 acres)
- Meadow Vista Park (22 acres)

- Canyon View Community Center (22 acres)
- Regional Park (86 acres)
- Overlook Park (25 acres)

## SERVICE AREA EVALUATION

The existing District park locations and their respective service areas based on the ½ mile service area guideline for neighborhood parks, and the 2-mile service area guideline for community parks are illustrated in Appendix A.

## NEIGHBORHOOD PARKS

Several locations in the District are not served by ARD neighborhood park facilities, but two of these areas are served by Placer County parks or private homeowner associations. The need for a neighborhood park in the Luther Way corridor is addressed by Spring Meadows Park (1 acre) which is a Placer County facility, and basketball and tennis courts provided by the local homeowners association. North Park (3 acres), which is a Placer County facility, serves the developed neighborhoods immediately north of the Auburn Airport and east of SR 49.

Based on current development densities, neighborhood park service gaps exist to varying degrees in the following areas.

- **South of Ashford Park in the neighborhoods located along Lincoln Way**  
The Alta Vista Elementary School site provides some functionality as a recreation facility, even though its use is constrained during school hours and there is no formal joint-use agreement that guarantees access.
- **Bowman area south of Christian Valley along Interstate 80**  
Residents in this unincorporated area of the District have limited access to facilities at the Bowman Elementary School during non-school hours, but there is no formal joint-use agreement in place.
- **West of Highway 49, North of Interstate 80, South of Palm Avenue**  
The need for a neighborhood park in this area is partially addressed by the Auburn Library Park which is a Placer County facility.
- **North of Dry Creek Road and South of Christian Valley Road**  
While population densities in this area are relatively low when compared to the more developed parts of the District, there are a significant number of single family residences that are not near a neighborhood park or school site. It may be advantageous to explore terminating the lease of the current site of Christian

Valley Park along Interstate 80 for a lease or purchase of a similarly sized or larger parcel in a more central location to the northwest to better serve this area.

- **South of Maidu Drive and along Auburn Folsom Road**

The Skyridge Elementary School site provides some functionality as a recreation facility, even though its use is constrained during school hours and there is no formal joint-use agreement that guarantees access. The priority for neighborhood park facilities in this area is to serve the existing residential developments, which are primarily within the Auburn city limits. As new development occurs in this area, additional neighborhood parks may be needed.

- **West of Highway 49 between Live Oak Way and Edgewood**

Residences in this area have no local neighborhood park. The nearest facilities are E.V. Cain Middle School and the Auburn Library Park which are over a mile away to the south. Use of E.V. Cain is constrained during school hours and there is no formal joint-use agreement that guarantees access.

## COMMUNITY PARKS

There are minor gaps in the community park service area as shown in Figure 1. However, the additional travel distance required for residents in these areas to visit an existing community park is less than one mile. Locating new community park facilities in these gaps would create considerable overlap with existing community park service areas, and would not be cost effective based on the current level of population in the gap areas. If populations in these areas increase in the future, the value of providing more community park resources in these areas should be revisited.

### III. ACREAGE STANDARDS

Acreage standards define how many acres of park land should be available for every 1,000 people. Current acreage standards for other recreation providers in the ARD region are shown below in Table 1.

Some providers define separate standards for neighborhood and community parks, which are primarily for active use, and open space. The differentiation between active use park land and open space is important because the active use park land must be located near the people to be served and be suitable for the intended types of facility improvements.

Table 1 - Park Acreage Standards in the Region

Jurisdiction	Acres/1,000 Population by Park Type			
	Active		Passive	
	Neighborhood	Community	Trails (miles)	Open Space
Auburn	5.00		NA	NA
Colfax	5.00		NA	5.00
Bear River Recreation and Park District	1.50	3.50	NA	NA
Roseville	3.00	3.00	NA	3.00
Rocklin	5.00		NA	NA
Folsom	5.00		NA	30%
Placer County	5.00		1.00	5.00

In keeping with the park acreage standards that have been adopted by other communities in the region, Auburn Recreation District will establish a standard of 5 acres of park land per 1,000 population to be used as active parks. This standard is consistent with the standard already established by the two governmental jurisdictions within the District, The County of Placer and the City of Auburn.

#### PARK ACREAGE EVALUATION

The District currently oversees 217.2 acres of park land in use as neighborhood and community parks, not including approximately 10.4 acres at Atwood III Park that are constrained to passive use. An additional 4 acres of neighborhood type parks are provided by Placer County within the ARD boundary. The resident population of the District is approximately 42,635.<sup>1</sup> ARD park land alone provides 5.09 acres per 1,000

<sup>1</sup> U.S. Census 2010.

population. Including the Placer County parks, the rate is 5.18 acres of park land for community and neighborhood parks per 1,000 residents. Any new development should provide lands or fees in-lieu of land to maintain the minimum standard of 5 acres per 1,000 population.

The actual population served by the District due to use of District facilities and programs by non-District residents is estimated by District staff to be somewhat higher, possibly as much as 55,000. The demand for facilities by non-District residents may eventually lead the District to request that Placer County develop additional facilities in the unincorporated areas where these non-resident users live, such as Foresthill, Weimar, Penryn, and Ophir.

## IV. FACILITY GUIDELINES

Facility guidelines are established to identify how many people can reasonably be served by a particular type of facility, based on the demand for that facility by the District users. The current number of common ARD facilities by type is listed in Table 2 below, along with a proposed guideline for the number of facilities needed based on current expectations of demand.

**Table 2 - Current ARD Facilities and Proposed Facility Guidelines**

<b>Resident Population: 42,635</b>					
<b>Facility Type</b>	<b># of Existing Facility</b>	<b>Current Population per Facility</b>	<b>Proposed Population per Facility</b>	<b>Needed to Meet Proposed Guideline</b>	<b>Comments</b>
Playground	9	4,737	4,500	1	Assumes demographic shift to older population and continued informal access to schools. Possible location at Railhead Park.
Tennis Court	8	5,329	6,000	0	Any new courts should be built in groups or near existing courts to facilitate social aspect of use.
Outdoor Basketball Court	8	5,329	6,000	0	Assumes continued access to schools for informal use. Demand for indoor basketball courts contributes to need for an additional gymnasium. ARD currently rents school gymnasiums outside of the District to meet the demand for league play.
Baseball Field	10	4,264	4,000	1	An additional lighted regulation baseball field is now needed. Assumes demographic shift to older population with increased demand for this type of facility.
Soccer Field (includes designated soccer fields and multi-use fields suitable for soccer).	11 (incl. equivalent of 1 field shared w/schools)	4,264	4,000	0	Assumes continued access to school fields for programs. Current configuration of fields limits use options.

Resident Population: 42,635					
Facility Type	# of Existing Facility	Current Population per Facility	Proposed Population per Facility	Needed to Meet Proposed Guideline	Comments
Swimming Pool	2	21,318	15,000	1	Due to the large number of non-resident users, an additional pool is needed possibly at Regional Park or along the I-80 corridor in the north part of the District.
Gymnasium	2	21,318	15,000	1	A gymnasium should be built as part of a Community Center for optimal use and flexibility of programming.
Community Center	3	14,212	15,000	0	While the number of community centers is adequate, renovations are needed at the Recreation Park Community Center to keep it operational.
Group Picnic Area	7	6,091	5,000	2	Group picnic areas are very popular and a source of revenue.
Skateboard Park	1	42,635	50,000	0	Assumes demographic shift to older population.
Outdoor Volleyball Court	4	10,459	10,000	0	Demand for indoor volleyball courts drives some of the need for an additional gymnasium.
Dog Park	1	42,635	20,000	1	Possible south District location such as Railhead or Recreation Park.

## OTHER FACILITY CONSIDERATIONS

The facility guidelines needs to be revisited on a regular basis to reflect changing recreation trends such as demographic shifts, preferences for new facilities, changes in access to school facilities, and fluctuations in demand from non-District residents. The District should explore entering into joint-use agreements with local school districts to secure access to facilities such as gymnasiums and sports fields, considering the long term costs and benefits to District residents.

## TRAILS AND PATHWAYS

The demand for park pathways and access to area trails is expected to increase as the demographic of the District shifts to an older population. About half of the ARD parks currently have either formal or informal pathways. The District has established a standard of having 1 mile of trail/exercise pathway for every 1,000 residents, consistent with the trails standard established by Placer County.

In order to implement this vision, any new park should include an ADA-accessible pathway and older parks should be retrofitted to include this type of feature if feasible. The District Strategic Plan also calls for development of an area-wide trails plan, with ARD facilities serving as trailheads or staging areas for the regional trails network. Other regional recreation and transportation partners would participate in developing and implementing the trails plan depending on property ownership and easements needed to secure the desired alignments.



## V. IMPROVEMENT PRIORITIES

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The District Strategic Master Plan identifies a number of specific park improvements that are recommended to meet the recreation needs of District residents. These are based on public input received during preparation of the Strategic Plan and evaluation of existing facility conditions. The Board of Directors, with input from staff, assigns relative priority to various improvements to help further focus the implementation efforts recognizing that funding opportunities, available resources, and changes in demand may warrant implementing lower priority improvements ahead of higher ones. As new development occurs in the District, mitigation fees may potentially be used to address some of these needs, where there is a reasonable nexus between the improvement and the recreation impact.

The Capital Improvement Plan (CIP) for the next five years listing specific projects is included as Appendix B. The CIP is reviewed and updated annually to reflect changes in demand and funding opportunities.

## VI. LEVEL OF SERVICE SUMMARY

Based on the analysis provided in this report, it is recommended that ARD maintain the adopted level of service parameters as follows:

### SERVICE AREA GUIDELINES

- Neighborhood Parks – ½ mile
- Community Parks – 2 miles

### ACREAGE STANDARD

- 5 acres of active park land/1,000 population

### TRAIL STANDARD

- 1 mile of trail/exercise pathway for every 1,000 population

### FACILITIES GUIDELINES

Develop the number of facilities per population as listed below, with periodic review at least once every five years to reflect changes in facility demand and recreation trends.

Facility Type	Proposed Population per Facility
Playground	4,500
Tennis Court	6,000
Outdoor Basketball Court	6,000
Baseball Field	4,000
Soccer Field	4,000
Swimming Pool	15,000
Gymnasium	15,000
Community Center	15,000
Group Picnic Area	5,000
Skateboard Park	50,000
Outdoor Volleyball Court	10,000
Dog Park	20,000

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## APPENDIX A – PARK SERVICE AREAS MAP



## APPENDIX B – CAPITAL IMPROVEMENT PROJECTS

## Auburn Recreation District Capital Improvement Plan (CIP)

**2012/2013**

Estimated balance

414,329    180,160    67,277

PROJECT	Est. Cost	General	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
<i>Recreation Park</i>							
Gym Floor replacement	60,000		60,000		20,000		
<i>Regional Park</i>							
<i>Railhead Park</i>							
<i>24 acres</i>							
<i>Overlook Park</i>							
<i>Sugar Pine Ridge Park</i>							
<i>Meadow Vista Park</i>							
<i>Ashford Park</i>							
<i>Christian Valley Park</i>							
<i>Canyon View Community Center</i>							
<b>TOTAL</b>	<b>80,000</b>	<b>0</b>	<b>60,000</b>	<b>0</b>	<b>20,000</b>	<b>0</b>	<b>0</b>

Estimated Balance Remaining

354,329    180,160    47,277

# Auburn Recreation District Capital Improvement Plan (CIP)

**2013/2014**

Estimated balance

354,329 230,160 47,277

PROJECT	Est. Cost	General	Reserve	County Mit.	City Mit.	Grants	In Kind
<b>Recreation Park</b>							
<b>Regional Park</b>							
<b>Railhead Park</b>							
Field rotation/expansion	200,000		25,000				175,000
Playground + small shade structure	70,000		20,000	40,000		10,000	
Shade structures + landscaping	60,000		23,000	20,000	17,000		
<b>24 acres</b>							
<b>Overlook Park</b>							
<b>Sugar Pine Ridge Park</b>							
<b>Meadow Vista Park</b>							
New ADA bathroom, P.O.T.	90,000		90,000				
<b>Ashford Park</b>							
New playground	40,000				30,000	10,000	
<b>Christian Valley Park</b>							
<b>Canyon View Community Center</b>							
<b>TOTAL</b>	<b>460,000</b>	<b>0</b>	<b>158,000</b>	<b>60,000</b>	<b>47,000</b>	<b>20,000</b>	<b>175,000</b>

Estimated Balance Remaining

196,329 170,160 277

Note: Assumes \$50,000/year in County Mitigation Fees



## Auburn Recreation District Capital Improvement Plan (CIP)

**2014/2015**

Estimated balance

196,329

220,160

277

PROJECT	Est. Cost	General	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
<i>Recreation Park</i>							
<i>Regional Park</i>							
ADA playground + P.O.T.	150,000		50,000	100,000		10,000	
<i>Railhead Park</i>							
<i>24 acres</i>							
<i>Overlook Park</i>							
<i>Sugar Pine Ridge Park</i>							
<i>Meadow Vista Park</i>							
<i>Ashford Park</i>							
<i>Christian Valley Park</i>							
<i>Canyon View Community Center</i>							
<b>TOTAL</b>	<b>150,000</b>	<b>0</b>	<b>50,000</b>	<b>100,000</b>	<b>0</b>	<b>10,000</b>	<b>0</b>

Estimated Balance Remaining

146,329

120,160

277

Note: Assumes \$50,000/year in County Mitigation Fees

## Auburn Recreation District Capital Improvement Plan (CIP)

**2015/2016**

Estimated balance

146,329

170,160

277

PROJECT	Est. Cost	General	Reserve	Cnty. Mit.	City Mit.	Grants	In Kind
<b>Recreation Park</b>							
Bocce ball courts + shade structure	125,000		45,000	80,000			
<b>Regional Park</b>							
<b>Railhead Park</b>							
<b>24 acres</b>							
<b>Overlook Park</b>							
<b>Sugar Pine Ridge Park</b>							
<b>Meadow Vista Park</b>							
<b>Ashford Park</b>							
<b>Christian Valley Park</b>							
<b>Canyon View Community Center</b>							
<b>TOTAL</b>	<b>125,000</b>	<b>0</b>	<b>45,000</b>	<b>80,000</b>	<b>0</b>	<b>0</b>	<b>0</b>

Estimated Balance Remaining

101,329

90,160

277

Note: Assumes \$50,000/year in County Mitigation Fees

## Auburn Recreation District Capital Improvement Plan (CIP)

**2016/2017**

Estimated balance

101,329

140,160

277

PROJECT	Est. Cost	General	Reserve	City Mit.	City Mit.	Grants	In Kind
<i>Recreation Park</i>							
<i>Regional Park</i>							
Spray Park	300,000			140,000		160,000	
<i>Railhead Park</i>							
<i>24 acres</i>							
<i>Overlook Park</i>							
<i>Sugar Pine Ridge Park</i>							
<i>Meadow Vista Park</i>							
<i>Ashford Park</i>							
<i>Christian Valley Park</i>							
<i>Canyon View Community Center</i>							
<b>TOTAL</b>	<b>300,000</b>	<b>0</b>	<b>0</b>	<b>140,000</b>	<b>0</b>	<b>160,000</b>	<b>0</b>

Estimated Balance Remaining

101,329

160

277

Note: Assumes \$50,000/year in County Mitigation Fees

**AUBURN RECREATION DISTRICT  
PARK DEVELOPMENT IMPACT FEE NEXUS STUDY  
MARCH 2012**

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Prepared for:

**Board of Directors**

**Auburn Area Recreation and Park District**



**FOOTHILL ASSOCIATES**

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ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

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## 1. Introduction

### 1.1. Purpose of Report

This report is the updated nexus study supporting the establishment of the Auburn Recreation District's (ARD's) Park Development Impact Fee. It provides the findings and the nexus required by law for establishment of the fee as well as the background and analysis behind the findings. The original nexus study was prepared in 2008; this update is provided to reflect current District Levels of Service and costs for park acquisition and development.

The methods used to calculate impact fees in this study are intended to satisfy all legal requirements governing such fees, most particularly the California Mitigation Fee Act (Government Code Sections 66000 *et seq.*)

The remainder of this report provides the analysis and findings of the Park Development Impact Fee Study. Chapter 1 summarizes the principles, methods, and results of the study, along with background on the ARD's park system. Chapter 2 provides an analysis of the District's population and level of service standards, followed by a categorical calculation of the costs included in the proposed impact fee and a description of how those costs are allocated to new development. Chapter 3 provides the findings required for establishment of the fee. Chapter 4 provides a comparison of the proposed ARD fee vs. park development impact fees in other communities in the region. Finally, Chapter 5 provides guidance on the implementation of the fee.

### 1.2. Background

The Auburn Area Recreation & Park District was established in 1948 to provide recreation facilities in Auburn and the surrounding area. The District boundaries cover approximately 100 square miles, from Auburn to Meadow Vista and extending to the Bear River. The District consists of 12 parks with fields and various recreation facilities, and offers a diverse selection of recreation programs for the community.

The District has prepared a Level of Service Analysis (updated 2011) that establishes guidelines and standards for the types and quantities of park and recreation facilities as related to the population served by the facilities. That analysis forms an important portion of the baseline for this nexus study.

### 1.3. Guiding Principles

The ARD's approach to setting a park development impact fee is based on several guiding principles, each of which is consistent with the guidance and requirements in the Mitigation Fee Act.

- **Non-Duplication with Quimby Act Ordinance:** The park development impact fee will outline a fee structure that illustrates each component of the total fee, including park land acquisition and park land development. Projects that contribute land or in-lieu fees

through the Quimby ordinance will be credited the value of the Quimby contribution toward payment of the required park development impact fee.

- **Type of Facilities Funded:** The proposed fee is intended to fund the balance of land acquisition costs for new or expanded parks not covered by locally-collected Quimby funds. It is also intended to fund park land development to a minimum standard for neighborhood and community parks, and an increment for impacts related to demand for pool and gymnasium facilities.
- **Quantity of Facilities Constructed:** The acreage and park facilities to be funded by the proposed fee are based upon the level of service standards adopted by the ARD. Park facilities providing service beyond the standards must be funded through other means.
- **Development Fees Comparable with Neighboring Communities:** The park development impact fee is intended to be set at a level that maintains an economically attractive development environment as compared to surrounding jurisdictions.
- **New Residential Development Produces Parks Need:** The proposed fee is based on the assumption that park needs are generated nearly entirely by residential development, as compared to the need generated by commercial, industrial, and other land uses. The fee is therefore based on and applied to residential development only at this time.
- **Park Fees Expended in Areas that Paid Fees:** California and Federal law requires that those who pay impact fees receive the full benefit of the improvements funded by the fees. ARD's fees will be allocated to provide the greatest possible benefit to the development areas that paid the fees, typically within ½ mile for neighborhood parks and within two miles for community parks. Certain facilities may also provide benefit for existing residents within or beyond that service area, but the proposed fee structure, in conjunction with the ARD's level of service standards and guidelines, will ensure that new development will receive benefits from special use facilities equal to the fee contribution paid by the development.
- **Periodic Update of Park Development Impact Fee:** The fee set by this study will be reviewed annually, and updated as needed to reflect changes in park costs. In addition, the park fee analysis will be periodically reviewed to ensure that current residential development trends and other relevant information are reflected in the fee, which will be adjusted accordingly.

#### *1.4. Methodology*

The data and analysis used to prepare this report are taken from the best available sources, including the U.S. Census Bureau's 2000 and 2010 data, the ARD Level of Service Analysis 2011 Update, and real estate and development costs for the region. The basic analytical approach used in this study consists of the following:

- Step 1: Set Level of Service Standards for Parks and Facilities
- Step 2: Estimate Park Costs
- Step 3: Calculate Per Capita Park Costs
- Step 4: Calculate Impact Fee Based on a Common Use Factor



### **1.5. Summary of Proposed Park Development Impact Fee**

This report recommends the following fee structure for the ARD's current park system.

**Table 1 - Park Development Impact Fee Summary**

Residential Land Use	Fee Per Dwelling Unit		Total Fee
	Acquisition	Development	
Single Family Detached	\$699	\$6,150	\$6,849
Single Family Attached	\$479	\$4,209	\$4,688
Multi-Family	\$431	\$3,788	\$4,219
Mobile Home	\$533	\$4,685	\$5,218

The proposed fees are based on the best available cost and population information. Fees will be adjusted as necessary to reflect changes in park acquisition and development costs or the availability of other funding sources that reduce the financial need for fees. The ARD will conduct periodic reviews of relevant data and make changes in the fee structure as necessary.

## **2. Analysis and Findings**

This section presents the details of the analysis used to set the proposed fee levels, providing documentation of each of the key steps in the analytical methods. It ends with a statement of findings required by the Mitigation Fee Act.

### **2.1. Level of Service**

The Mitigation Fee Act requires that development impact fees be based on a stated level of service for the facility type being funded. For parks, the level of service is typically expressed as acreage of parks per 1,000 population in the service area, with a predefined level of improvements. The Act also states that a fee shall not include the costs attributable to existing deficiencies in public facilities, but may include the costs attributable to the increased demand for public facilities reasonably related to the development project in order to achieve an adopted level of service that is consistent with the general plan.

#### **Planning Analysis for Level of Service**

The proposed fee is intended to fund neighborhood parks, community parks, and portions of swimming pool and community center facilities. The ARD's level of service analysis (adopted June, 2008 and revised and adopted March, 2012), specifies the following levels of service for these facility types:

- 5 acres per 1,000 residents for improved active park land.
- 2 mile service radius for community parks and ½ mile radius for neighborhood parks.
- 1 swimming pool facility per 15,000 residents.

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- 1 community center facility per 15,000 residents.

These levels of service will serve as the basis for the assignment of per capita costs later in this study.

### Existing Population and Level of Service

The ARD's current park inventory includes a total of 217.2 acres of active park land and several special-use facilities. There are also two small Placer County parks within the ARD boundaries that provide facilities similar to those found at ARD neighborhood parks. These are Spring Meadows Park (1 acres) and North Park (3 acres). Table 2 summarizes the facilities relevant to this study.

**Table 2 - Existing Park Inventory**

<b>Existing Park Inventory</b>			
<b>Facility Type</b>	<b>Quantity</b>	<b>Acres</b>	<b>Existing Level of Service</b>
ARD Neighborhood Parks	7	40.2	0.94 acres per 1,000
ARD Community Parks	5	177.0	4.15 acres per 1,000
<b>ARD Total</b>	<b>12</b>	<b>217.2</b>	<b>5.09 acres per 1,000</b>
Placer County Neighborhood Parks	2	4.0	.09 acres/1,000
<b>Total</b>	<b>14</b>	<b>221.2</b>	<b>5.18 acres/1,000</b>
Swimming Pools	2	n/a	1 per 21,318
Community Centers	3	n/a	1 per 14,212

The resident population of the District is approximately 42,635.<sup>1</sup> This equates to slightly more than 5 acres of active parks per 1,000 residents, 1 swimming pool per 21,318 residents, and 1 community center per 14,212 residents.

The ability of ARD to fund acquisition and development of individual parks and facilities through use of park development impact fees is contingent upon the park and related improvements meeting the nexus requirements described earlier in this report. If a park is designed to serve both existing residents and new development, ARD must supplement park development impact fee funding with other funding in the amount necessary to provide the portion of the park that addresses the needs of existing residents. In other words, ARD must ensure that the new development is receiving the full value of park improvements (measured on the basis of acreage per 1,000 residents) for the impact fees it paid.

<sup>1</sup> U.S. Census 2010

## 2.2. *Per Capita Cost Analysis*

There are four basic categories of costs associated with the development of park facilities. Each is listed below, and the remainder of this section presents the per capita cost for each category necessary to provide park facilities that comply with the District's level of service standards.

- **Park Land Acquisition:** Addresses all aspects of acquiring land suitable for active parks.
- **Park Development:** Includes all construction costs necessary to construct the park sites with basic improvements. Basic improvements include: site preparation, utilities and infrastructure, irrigation and recreational amenities including some combination the following, per current level of service standards: restrooms, open turf areas, picnic areas, play areas and structures, paths, tennis courts, basketball courts, sports fields, skate parks, lighting, and site furnishings. Development costs also include all design and construction phase costs associated with producing park plans, preparing construction documents, managing the design and construction process, acquiring permits, securing staking and inspections, and construction contingency costs.
- **Major Facilities:** Park facilities that are specialized in nature or require substantial structural or architectural work are considered major facilities. Examples include a performing arts center, community center buildings, swimming pools, and similar facilities. This study includes analysis and recommendations for the following major facilities:
  - Community Center
  - Swimming Pool
- **Programmatic Costs:** Includes costs associated with developing and administering the impact fee program, including development of the level of service analysis and nexus study updates.

### **Per Capita Park Land Acquisition Costs**

The value of suitable active park land in the District is assumed to be \$54,160 per acre. This figure is representative of the dramatic decline in unimproved property values over the last several years in association with the depressed housing market. The figure was computed by Foothill Associates by analyzing 35 current residential land (unimproved) listings in the Placer County foothills region (including the City of Auburn and unincorporated areas of the County). Listings rather than sales have been used because the number of recent sales is too few to serve as the basis for a statistical sample. See Appendix A for details of that analysis. A per capita land acquisition cost of \$271 is calculated by multiplying the cost per acre of park land by the standard of 5 acres per 1,000 residents (or 0.005 acres per 1 resident), as presented in Table 3.

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**Table 3 - Per Capita Park Land Acquisition Costs**

<b>Cost Category</b>	<b>Acres per Capita*</b>	<b>Cost Per Acre**</b>	<b>Cost Per Capita</b>
Land Acquisition	.005	\$54,160	\$271

\* Per capita standard reflecting the 5 acres per 1,000 residents District standard

\*\* See Appendix A for cost estimate methodology.

As stated earlier in this study, some park land acquisition costs will be recovered by land dedication or in-lieu fees paid through the Quimby Act ordinances administered by the City of Auburn and the County of Placer. To avoid double-charging impact fee payers for land acquisition, the proposed park development impact fees would be reduced or waived by an amount equal to the land dedication value or fees paid under the Quimby Act.

### **Per Capita Park Land Development Costs**

This study assumes an average per acre park land development cost of \$330,110. This figure is based on the park development costs in park development impact fee nexus studies prepared by other park agencies in the region, and analysis of construction costs for other individual parks in the region (see Appendix B). A per capita park development cost of \$1,651 is calculated by multiplying the per acre development cost by the standard of 5 acres per 1,000 residents (or 0.005 acres per 1 resident), as presented in Table 4.

**Table 4 - Per Capita Park Land Development Costs**

<b>Cost Category</b>	<b>Acres per Capita*</b>	<b>Cost Per Acre**</b>	<b>Cost Per Capita</b>
Park Development	.005	\$330,110	\$1,651

\* Per capita standard reflecting the 5 acres per 1,000 residents District standard

\*\* See Appendix B for cost estimate methodology

### **Per Capita Major Facilities Costs**

The proposed fee includes funding for a swimming pool (25 meter x 50 meter competition lap pool) and community center (15,000 SQ FT). The costs for these facilities are derived from actual costs for similar facilities constructed and/or planned by recreation providers in the region.

The pool cost includes an 8-10 lane pool with basic improvements such as decking, safety fencing, shower/changing building, and equipment storage. It does not include cost of land or other non-pool related site/facility improvements. The community center cost includes typical improvements such as a gymnasium, commercial kitchen, restrooms, a variety of large and small meeting or event rooms, furnishings, and storage space. It does not include land costs. Cost estimates for both the pool and community center include estimated design, engineering, and permitting fees. See Appendix C for individual project cost information.

The existing level of service within the District for swimming pool facilities is 1 per 21,318 residents. The adopted guideline for level of service for swimming pool facilities is 1 per 15,000. Because development impact fees cannot be used to address a shortfall in facilities,

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the per capita cost for swimming pools is calculated based on the existing level of service. If the ARD is able in the future to secure other funding sources to account for the existing shortfall in swimming pool facilities, the fee could be adjusted to reflect the 1 per 15,000 residents standard.

The existing level of service for community centers is currently slightly higher than the adopted standard of 1 per 15,000 residents. Therefore, the per capita cost is computed using the adopted standard.

**Table 5 - Per Capita Major Facilities Costs**

<b>Cost Category</b>	<b>Level of Service Standard</b>	<b>Estimated Cost*</b>	<b>Cost Per Capita</b>
Swimming Pool	1 per 21,318 residents	\$5,164,000	\$242
Community Center	1 per 15,000 residents	\$6,495,000	\$433
<b>Total</b>	<b>--</b>	<b>\$11,659,000</b>	<b>\$675</b>

\*Source: Based on recent regional cost estimates for similar facilities

### **Per Capita Programmatic Costs**

The Mitigation Fee Act also allows for development impact fees to be used to cover the costs of setting up and managing the impact fee program. These costs are limited to those costs necessary to prepare the level of service analysis, this nexus study, update the nexus study in future years, and perform accounting and yearly reporting for the use of impact fees. Table 6 summarizes programmatic costs, which include: \$26,980 for preparation of the District's Level of Service Analysis and this nexus study, \$25,000 assumed cost for updating the nexus study twice over the next 10 years, and \$7,000 assumed annual staffing costs for administration of the fee program. To calculate a per capita cost for programmatic tasks, costs must be distributed among anticipated new residents over a chosen period of time. This study uses a 10-year projection for this calculation. Ten years represents a common planning period after which park agencies revisit their standards and funding strategies. It also provides a long-term view of population growth that evens out growth rate fluctuations from year to year. Over the next 10 years, the population in the District is projected to increase by approximately 2,180 people (see Appendix D). The estimated costs of administering the program are divided by the population growth to provide a per capita cost for programmatic tasks.

**Table 6 - Per Capita Programmatic Costs**

<b>Cost Category</b>	<b>Estimated Costs</b>	<b>Projected Population Growth</b>	<b>Cost Per Capita</b>
Standards, Nexus Study & Updates	\$51,890*	2,180	\$24
Fee Program Administration	\$70,000	2,180	\$32
<b>Total</b>	<b>\$121,890</b>	<b>2,180</b>	<b>\$56</b>

\* Includes initial costs of \$26,890 plus \$12,500 for each of 2 updates over 10 years.

### 2.3. Fee Calculation

Section 2.2 calculated the per capita costs of each component of the total proposed fee program. Table 7 provides a summation of those components and presents the total per capita cost of \$2,653.

**Table 7 - Per Capita Cost Summary**

<b>Cost Category</b>	<b>Per Capita Costs</b>
Park Land Acquisition	\$271
Park Development	\$1,651
Major Facilities	\$675
Programmatic Tasks	\$56
<b>Total</b>	<b>\$2,653</b>

The final step in calculating the proposed park development impact fee requires identifying a common use factor that relates the per capita costs to a land use designation. In this case, the relevant land use designations are limited to residential uses. Four residential land use designations are used to reflect the varying types of development typical to the ARD area. These are Single-Family Detached, Single-Family Attached, Multi-family, and Mobile Home.

For residential land uses, it is typical to use the number of persons per household (or dwelling unit) as the common use factor. A multi-step process was used for determining the persons per household. First, the relevant data was obtained from 2000 U.S. Census data for the County of Placer and the City of Auburn because the ARD boundaries comprise the City of Auburn and unincorporated areas of Placer County. The 2000 U.S. Census was used because the U.S. 2010 Census at this time only provides data showing the persons per household for all types of dwelling units. The breakout of persons per household by type of residential dwelling unit is not yet available.

The 2000 Census persons per household use factors across the first three residential designations (Single-Family Detached, Single-Family Attached, Multi-family) are slightly higher for Placer County than for the City of Auburn, possibly reflecting the urban densities of Roseville and Rocklin. The persons per household use factor for the City of Auburn was selected as being more representative of the ARD area. For mobile homes, there are no data for the City of Auburn, and the Placer County data have therefore been used for this residential designation.

In order to adjust the 2000 Census data to reflect current conditions, the persons per household use factors were indexed according to the change from 2000 to 2010 in the persons per household for all types of dwelling units (Table 8). The persons per household use factor based on the census data shows a small decrease from 2000 to 2010.

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**Table 8 - Change in Persons per Occupied Unit 2000 to 2010**

	2000	2010	Index
Auburn	2.31	2.27	0.983
Placer County	2.63	2.60	0.989

Source: U.S. Census Bureau, 2000 Census and 2010 Census

By applying the index factor to the actual persons per household by type derived from the 2000 census data, an estimated use factor for 2010 is derived (Table 9).

**Table 9 - Persons per Household by Type**

Household Type	2000 Actual*	Index	2010 Estimated
Single-Family Detached	2.63	0.982	2.58
Single-Family Attached	1.80	0.982	1.77
Multi-Family	1.62	0.982	1.59
Mobile Home	1.99	0.988	1.97

\* Source: U.S. Census Bureau, 2000 Census.

The final calculation necessary to establish the impact fee per each type of residential land use is to multiply the cost per new resident by the persons per household. The proposed fee program includes a park land acquisition fee separate from a park development fee (which includes major facilities and programmatic tasks). The separate fee calculation facilitates allocation of credit gained from park land dedications or in-lieu fees paid through the Quimby program. These final calculations are presented below in Table 10, indicating the proposed fee for each residential land use type and each fee category. Findings to support these proposed fees are presented in the following section.

**Table 10 - Proposed Park Development Impact Fees**

Land Use	Persons Per Unit	Cost Per Capita		Fee Per Dwelling Unit		Total Fee Per Unit
		Acquisition	Development*	Acquisition	Development*	
Single-Family Detached	2.58	\$271	\$2,382	\$699	\$6,150	\$6,849
Single-Family Attached	1.77	\$271	\$2,382	\$479	\$4,209	\$4,688
Multi-Family	1.59	\$271	\$2,382	\$431	\$3,788	\$4,219
Mobile Home	1.97	\$271	\$2,382	\$533	\$4,685	\$5,218

\* Per capita development costs include park development, major facilities, and programmatic costs

### 3. Findings for Park and Recreation Facilities Fee

This section presents the findings necessary to establish the Park Development Impact Fee in accordance with the Mitigation Fee Act, *California Government Code 66001 et seq.* Note that development impact fees are distinct from Quimby Act park land dedications and/or in-lieu fees, which are regulated by the Subdivision Map Act, *California Government Code Section 66577.*

### **Purpose of the Fee**

The purpose of the park development impact fee is to provide funding for the acquisition and development of park land and recreation facilities required to serve new residential development in the ARD.

### **Use of the Fee**

The park development impact fees will be used by the ARD to provide park land and recreation facilities needed to serve new residential development. Impact fees collected from development will be used to provide the following types of park facilities:

- Acquire land for active parks to serve the needs of residents of new development, if not provided through Quimby ordinances.
- Capital improvements to park lands already acquired through either the impact fee program or by other means, including swimming pool and community center facilities. This use also includes the construction of administrative and maintenance facilities necessary to support the developed park land.
- Design, permitting, and administration costs necessary to support capital improvements to park lands.
- Programmatic costs of managing the park development impact fee program, limited to 1) the essential accounting and reporting functions necessary to meet legal requirements, 2) the preparation and periodic update of this nexus study, and 3) the preparation of the District's Level of Service standards

Per the explicit requirements of the Mitigation Fee Act, fees collected through the proposed park development impact fee may not be used to fund 1) District operation or administrative costs not directly associated with the management of the impact fee program or 2) park maintenance costs.

### **Relationship between the Use of the Fee and the Type of New Development**

The development of new residential land uses in the ARD will generate additional need for improved active park land to serve recreational purposes. The fees will be used to develop facilities that directly respond to and serve the increased need, including neighborhood parks, community parks, and specified major facilities that meet the District's level of service standards.

### **Relationship between the Need for Park Facilities and the Type of New Development**

Each new residential development project will generate additional demand for park and recreation services and facilities. The ARD's level of service standards describe the required active park and recreational facilities to be provided and the number of residents those facilities are intended to serve. The need for new park and recreation facilities is driven directly by the addition of new residents at the rate established by the District's level of service standards.



### **Relationship between the Amount of the Fee and the Cost of Park Facilities**

The amount of park and recreation facilities fees are based on estimates of the amount of park facilities needed to meet adopted level of services standards, and on the costs of providing those facilities for new residents. Land acquisition estimates are defined on a per acre basis and are based on local real estate values. Park development costs are defined on a per acre basis and are based on recent construction bids for similar park development. The costs for providing major facilities are based on the costs of similar facilities in the region. These costs are used to calculate a per capita cost in each category. The common use factor of persons per household for various residential land uses converts the per capita costs to a per dwelling unit cost for each residential land use.

### **4. Park Development Impact Fee Comparison**

Research for this report included conducting an inventory of park development impact fees in other jurisdictions in the region. Differences in the level of service and the types of components included in the fee program make direct comparisons difficult, but some general comparisons are possible. Some fee programs, such as those established by ARD and Cameron Park, set fees to include land acquisition costs and then provide a credit for land provided through Quimby ordinances, while other communities do not include land acquisition in their impact fees at all. Table 10 summarizes park development fees in the region.

The proposed ARD fee is comparable with impact fees collected by Cameron Park, but are less than fees collected by El Dorado Hills CSD. If adjustments are made to ARD's proposed fees to drop out the land acquisition component, the District's fees are comparable to Roseville and Colfax and are less than Folsom. ARD's proposed fee is higher than the fees for Placer County, due to the fact that the annual adjustments to the Placer County fees have not kept pace with land and construction cost increases.

ARD's proposed park development impact fees are comparable to or less than most of its nearest neighbors, and should allow the area included in the ARD to remain very competitive in the real estate market.

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**Table 11 - Comparisons with Neighboring Communities**

Jurisdiction	Level of Service (per 1000 population)		Park Impact Fees (as of 2008)			Fee Components	Comments
	Active Parks	Passive Parks/ OS	Single Family	Multi- Family	Mobile Home		
ARD (Proposed)	5		\$6,849	\$4,219	\$5,217	Land, development, community center, swimming pool, programmatic costs.	Park impact fee includes land acquisition cost, so if land is provided through Quimby, the value of the land is subtracted from impact fees.
Cameron Park CSD	5		\$8,021	\$6,141	\$3,970	Land, development, 11% of total for community, aquatic facilities, associated costs.	Park impact fee includes land acquisition cost, so if land is provided through Quimby, the value of the land is subtracted from impact fees.
Auburn	5		\$1,073	\$694	\$631	In-lieu fees for land dedication only.	Fee as of April, 2008
Roseville	6	3	\$5,924			Does not include land. Land separate at 9 acres per 1000. Includes \$739 for "paseos", \$615 for off-street bike trails.	3 ac/1,000 neighborhood, 3 ac/1,000 community
Folsom	5	30% of develop ment	\$7,800			No land. Fee is estimated by staff. Currently preparing a nexus study.	Fee as of April, 2008
Placer County	5	5	\$3,855	\$2,805		Land and development based on 2003 costs with annual CPI increase.	Annual CPI does not reflect growth in regional construction and land costs
Colfax	5	5	\$5,731	\$4,011	NA	Additional revenue from Residential Development Fee 1/2% property value; No special use facilities included.	Also charge separate trail fee; fees also collected for office, retail, industrial development, current ordinance does not specify acres/1,000 or fees in-lieu
El Dorado Hills CSD	5		\$10,874	\$8,985	\$7,966	No land. Includes parks, community center, aquatics, admin, maintenance facilities.	

## 5. Implementation

As discussed earlier in this report, the ARD's park development impact fee is applicable to any and all new residential development within the District, including both development on pre-existing parcels and subdivision development.<sup>1</sup> The fee must be paid by the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. If the residential development contains more than one dwelling, the ARD may determine whether the fees must be paid 1) on a pro rata basis for each dwelling when it receives its final inspection or certificate of occupancy (whichever occurs first), 2) on a pro rata basis when a certain percentage of the dwellings have received their final inspection or certificate of occupancy (whichever occurs first), or 3) on a lump-sum basis when the first dwelling in the development receives its final inspection or certificate of occupancy (whichever occurs first). Per Section 66007(b) of the Government Code, the ARD may also require the payment of fees or charges at an earlier time if 1) the fees are being collected for park improvements for which an account has been established and funds appropriated, and for which the ARD has adopted a proposed construction schedule, or 2) the fees are to reimburse the ARD for expenditures previously made.

It should be noted that park development impact fee payment timing, as described above, may occur later in the development process than Quimby land dedication or in-lieu fees. Quimby dedication and fees are collected at the time land is subdivided, and only on subdivision projects. Quimby is not applied to residential development on pre-existing parcels. If land dedication fees were not paid at the time the parcel was created, the full development fee, including the portion for land acquisition, is to be assessed.

The collection of development fees within the ARD boundaries is tied to the subdivision and construction permitting processes overseen by the City of Auburn and the County of Placer. These jurisdictions may also collect separate park impact fees for recreation resources that are not included in the Level of Service established by the ARD, such as passive recreation areas or trails. The ARD will need to coordinate fee collection with these jurisdictions to make sure fees are being properly assessed and distributed to reflect the appropriate nexus with recreation demand and benefits.

### 5.1. Future Review and Adjustment

All cost estimates and fee amounts presented in this report are shown in year 2011 dollars and reflect the best currently available information. Each year, the ARD should review and update the underlying cost assumptions to reflect any adjustments for inflation (based on the Engineering News-Record Construction Cost Index or similar index), land appreciation, recent park construction bids, or other relevant cost information. If significant changes are found in any relevant cost factor, or if significant funding from other sources becomes available for the purposes of providing parks for new residential development (as described in this report), the ARD should adjust the park development impact fees up or down accordingly.

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<sup>1</sup> Certain exclusions may apply, such as vacant parcels that have previously been assessed a park fee.

### *5.2. Fee Reimbursements and Fee Credits*

The ARD and developers may agree, during the development review process, to have the developer donate land for parks and/or provide improvements to parks and facilities that would otherwise be funded by the impact fee program. In the case of such an agreement, the ARD will require the developer to prepare and submit a detailed cost estimate for construction of the improvements to a level consistent with that which ARD would implement for District constructed parks. If approved by the ARD, the developer may receive a fee credit or reimbursement based on the portion of the fee obligation that is met through the direct construction of the park facilities. The ARD has discretion whether the developer may receive a fee credit or reimbursement for constructing improvements that are beyond the required standards. However, regardless of the dollar value of parks and facilities donated by a developer, the park level of service standards must still be met through some combination of donations and impact fees.

Land donated under these types of agreements will be considered as a direct acre-for-acre credit against the required acreage. The ARD has discretion whether the developer may receive a fee credit or reimbursement for donating developable park land acreage beyond the required standard. Land dedicated or in-lieu fees paid may be credited at ARD's discretion toward the payment of park development impact fees on a dollar-for-dollar basis using the per acre land acquisition costs included in this nexus study, or as updated by the District over time to reflect current market conditions.

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## Appendix A – Land Acquisition Cost Analysis

A sampling of 35 residential zoned parcels (undeveloped) similar to and suitable for active park development were analyzed to arrive at an estimate for park land acquisition used in this study. The sampled listings were provided by the Coldwell Banker site [www.californiamoves.com](http://www.californiamoves.com) in July, 2011 for the communities of Auburn, Loomis, Meadow Vista, Christian Valley, and Penryn.

Parcel size was limited to no more than 20 acres and no fewer than 2 acres. Even though the District does not anticipate building parks smaller than 5 acres, the smaller parcels were included to reflect the potential for having to acquire several parcels to achieve the desired acre size. Significantly improved parcels and those with topographic or other constraints that would limit park use were not included.

The average per acre price of the sampled parcels is **\$54,160**. This represents a nearly two-thirds reduction in land costs since 2008. As the housing market recovers, it is likely that land costs will once again increase and this element of the impact fee should be recalculated.

The following table summarizes the listings.

Property Zoned Use	Community Area	Acres	Cost	\$/Acre
Residential	Penryn	10.90	\$99,000	\$9,083
Residential	Auburn	20.00	\$399,000	\$19,950
Residential	Loomis	3.20	\$84,900	\$26,531
Residential	Auburn	5.00	\$139,900	\$27,980
Residential	Loomis	10.00	\$299,000	\$29,900
Residential	Loomis	18.60	\$699,000	\$37,581
Residential	Christian Valley	3.00	\$115,000	\$38,333
Residential	Christian Valley	2.50	\$99,000	\$39,600
Residential	Loomis	2.40	\$99,000	\$41,250
Residential	Penryn	11.80	\$525,000	\$44,492
Residential	Loomis	20.00	\$900,000	\$45,000
Residential	Loomis	5.00	\$225,000	\$45,000
Residential	Meadow Vista	2.40	\$115,000	\$47,917
Residential	Christian Valley	5.20	\$259,000	\$49,808
Residential	Christian Valley	4.33	\$225,000	\$51,963
Residential	Auburn	4.60	\$259,000	\$56,304
Residential	Loomis	5.05	\$300,000	\$59,406
Residential	Loomis	11.30	\$675,000	\$59,735
Residential	Loomis	5.02	\$300,000	\$59,761
Residential	Auburn	6.20	\$400,000	\$64,516
Residential	Auburn	6.00	\$400,000	\$66,667
Residential	Auburn	3.00	\$200,000	\$66,667
Residential	Auburn	9.70	\$697,500	\$71,907
Residential	Auburn	4.50	\$325,000	\$72,222
Residential	Loomis	5.30	\$400,000	\$75,472
Residential	Loomis	3.10	\$240,000	\$77,419
Residential	Penryn	2.70	\$210,000	\$77,778

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<b>Property Zoned Use</b>	<b>Community Area</b>	<b>Acres</b>	<b>Cost</b>	<b>\$/Acre</b>
Residential	Loomis	7.90	\$625,000	\$79,114
Residential	Loomis	9.70	\$795,000	\$81,959
Residential	Penryn	5.20	\$429,000	\$82,500
Residential	Loomis	4.70	\$399,000	\$84,894
Residential	Auburn	4.70	\$449,500	\$95,638
Residential	Auburn	5.10	\$495,000	\$97,059
Residential	Loomis	2.90	\$325,000	\$112,069
Residential	Meadow Vista	5.00	\$575,000	\$115,000

## Appendix B – Park Development Cost Analysis

In support of developing a typical park development cost for use in this study, recent nexus studies prepared for several agencies in the region were examined along with costs for specific individual parks. Each of these agencies includes improvements that are comparable to those provided by ARD at its neighborhood and community parks. Typical improvements include parking and street frontage landscaping, play structures, sports fields and courts, restrooms, group picnic areas, benches, entry signs, drinking fountains, trash receptacles, and site infrastructure and landscaping. Also included in the development cost is the expense associated with the up-front design, engineering, and fees associated with park development. The development costs from each study were adjusted to 2011 dollars using the Engineering News-Record Construction Cost Index. The average cost per acre is \$332,319. Costs specific to ARD have not been used because ARD has not completed comparable comprehensive park projects for many years.

**Table 1 - Park Development Costs/Acre by Agency**

Agency	Cost/Acre Estimate	Date	ENR CCI	2011 Price
Placer County	\$250,000	2005	1.22562	\$306,406
Cameron Park CSD	\$283,000	2006	1.18026	\$334,014
Rocklin	\$264,000	2005	1.22562	\$323,565
Colfax	\$300,000	2007	1.14473	\$343,419
Georgetown Divide Recreation District <sup>1</sup>	\$319,000	2008	1.11032	\$354,193
<b>Average:</b>				<b>\$332,319</b>

<sup>1</sup> Estimate is for average cost per acre for neighborhood and community parks

The development costs for specific individual parks in the region were also examined to provide additional data for determining the development cost per acre. Five parks were analyzed including 4 neighborhood parks and 1 community park in order to reflect the differences in cost per acre by park type. These park costs are from 2005 and 2006. More recent examples are difficult to find due to the economic downturn during the last 4 years in the region. The costs for these parks were therefore adjusted to 2011 dollars using the Engineering News-Record Construction Cost Index. The weighted average cost per acre is \$327,901. All of these parks are constructed except for the 20.5 acre community park.

**Table 2 - Individual Park Development Costs/Acre**

Park	Location	Acres	Cost/Acre	Date	ENR CCI	2011 Price
Sandpiper Park	Rancho Cordova	4.9	\$298,241	2006	1.18026	\$352,002
Argonaut Park	Rancho Cordova	5.9	\$300,093	2006	1.18026	\$354,187
Carriage Oaks Park	Antelope	5.8	\$271,467	2006	1.18026	\$320,402
Delta Gardens Park	West Sacramento	3.3	\$261,298	2005	1.22562	\$320,254
Community Park	Rancho Cordova	20.5	\$269,371	2006	1.18026	\$317,928
<b>Weighted Average:</b>						<b>\$327,901</b>

The development cost per acre used in this impact fee study is **\$330,110** which is the average of the development costs per acre derived from these two analyses.

## Appendix C – Special Facility Development Cost Analysis

Two special use facilities are included in the impact fee analysis in accordance with the ARD Level of Service standards. These are a 25 meter x 50 meter competition lap pool and a 15,000 square foot multi-purpose community center with a gymnasium. The ARD does not currently have a specific construction estimate for either of these projects as an exact location and detailed design are not yet determined. Therefore, this study uses a project allowance approach based on cost estimates for similar projects in the region. These estimates were adjusted to 2011 dollars using the Engineering News-Record Construction Cost Index. The costs do not include the improvements included in the typical park development costs by acre. The projects used for this analysis are either stand alone facilities or their costs were broken out to include only those elements related to the special facility.

### Pool Cost Analysis

Four competition pool projects were evaluated with each having features similar to those that would be included in a new ARD pool but each with minor variations in configuration. Costs included improvements as well as design and engineering fees. Land costs are not included.

**Table 1 - Costs for Competition Pools**

Project	Year	Cost	ENR CCI	2011 Cost
Gora Aquatic Center (Galt)	1998	\$3,500,000	1.54165	\$5,395,759
Cameron Park Community Center Pool	2005	\$3,454,837	1.22562	\$4,234,330
Antelope Community Park Pool	2006	\$4,674,731	1.18026	\$5,517,396
Valley View Community Pool	2006	\$4,670,000	1.18026	\$5,511,813
Average:				\$5,164,825

### Community Center Cost Analysis

The community center cost estimate is derived from looking at architects' estimates and actual contractors costs of site improvement and building costs associated with the four community centers in the region to establish a cost per square foot for a community center facility. Typical community center improvements include a gymnasium, commercial kitchen, restrooms, a variety of large and small meeting or event rooms, furnishings, and storage space.

All of the community centers examined were larger than the 15,000 square foot facility ARD expects to build. Because larger facilities often have a lower per square foot cost than smaller facilities, an additional cost source was included in the analysis that was not based on a specific building size. This cost comes from a study commissioned by Placer County to identify costs associated with providing parks facilities and recreation services for new development in Western Placer County. The study recommended using \$350 per square foot in estimating costs of recreation buildings such as community centers.<sup>1</sup> This cost and

<sup>1</sup> The Placer County Recreation and Park Development Project, Citygate Associates, 2005.



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information on the size and cost per square foot for the four community centers are shown in Table 2 adjusted to 2011 costs using the Engineering News-Record Construction Cost Index. Community center costs do not include land acquisition but do include design and engineering fees.

**Table 2 – Costs per/SF for Community Centers**

Project	Year	Est. Size	Cost	\$/SF	ENR CCI	2011 \$/SF
Placer County Fee Study	2005	NA	NA	\$350	1.22562	\$429
Cameron Park Community Center	2005	25,000	\$10,823,759	\$433	1.22562	\$531
Valley View Community Center	2006	40,000	\$14,000,000	\$350	1.18026	\$413
Citrus Heights Community Center	2008	29,173	\$11,820,000	\$405	1.11032	\$450
Walker Park Community Center (Galt)	2010	30,000	\$10,000,000	\$333	1.03214	\$344
Average \$/SF:						\$433
Cost for 15,000 SF Community Center:						\$6,495,000

## Appendix D – Population Projection

Population projections for the ARD from 2010 to 2020 are derived by calculating the annual percent increase from the SACOG 2001 population estimate (40,965) for the portions of the Regional Analysis Districts comprising the ARD boundary and the 2010 Census population for the corresponding area (42,635).<sup>1</sup> This rate is 0.45 percent. The same annual growth rate is used for the next ten years to arrive at a projected population for 2020. The projected population increase is 2,180 people.

**Table 1 – ARD Projected Population**

Year	Population
2010	42,635
2011	42,848
2012	43,062
2013	43,278
2014	43,494
2015	43,712
2016	43,930
2017	44,150
2018	44,371
2019	44,592
2020	44,815

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<sup>1</sup> Regional Analysis Districts used are Auburn and North Auburn with several sub-RAD areas outside of the ARD boundary removed. The removed sub-RAD areas are 205000, 205030, 215120, and 216010. One sub-RAD area was added to better match the ARD boundary. The added sub-RAD was 219200.

In the final planning stages for a trails system, the needs of all recreational users must be kept in mind when designating trail corridors.

### *Parks*

The Auburn Recreation District (ARD) includes the City of Auburn and the communities of Christian Valley, Meadow Vista and Bowman. The District is generally bounded by the American River on the east and south, the Bear River on the north, and a staggered boundary line on the west which excludes the communities of Newcastle and Ophir. The District is a mixture of residential and rural areas.

Pursuant to the Quimby Act, the City of Auburn has adopted ordinances requiring the payment of park and recreation fees as a condition to the approval of any final subdivision or parcel map (Auburn Municipal Code 9-3.2301 et seq.). The City ordinance requirements have been in effect for over ten years and essentially mirror the requirements of the State Quimby Act (Government Code 66477).

The ARD relies upon park mitigation fees for 15 percent of their budget. An agreement with the City of Auburn (Resolution No. 90-169) directs a minimum of 50 percent of the city park mitigation fees for projects within the City limit. The Quimby Act specifically provides that "if park and recreational services and facilities are provided by a public agency other than a city or county, the amount and location of land to be dedicated or fees to be paid shall, ... be jointly determined by the City or County having jurisdiction and such public agency." Subdivision approval under the Quimby Act may be conditional upon providing park and recreation areas. This exaction must be based upon an assessment of needs contained in the General Plan and that the project is in accordance with definite principles and standards contained in the plan.

The City's policy for this General Plan is five acres of parkland for every 1,000 population. In 1988, the ARD provided only 3.2 acres of park facilities per 1,000 population district-wide, indicating a serious shortage of parkland based upon the adopted standards. The population has increased since 1988 and made the shortage of parks even more pronounced. Eight new park sites have been proposed in order to meet or exceed park standards.

The City requires dedication of natural habitat open space in addition to parklands when approving planned unit developments. This has resulted in substantial acreages being set aside for open space. In order to protect these areas from future development, the zoning is changed to "open space." This open space acreage has not been included in parkland calculations.

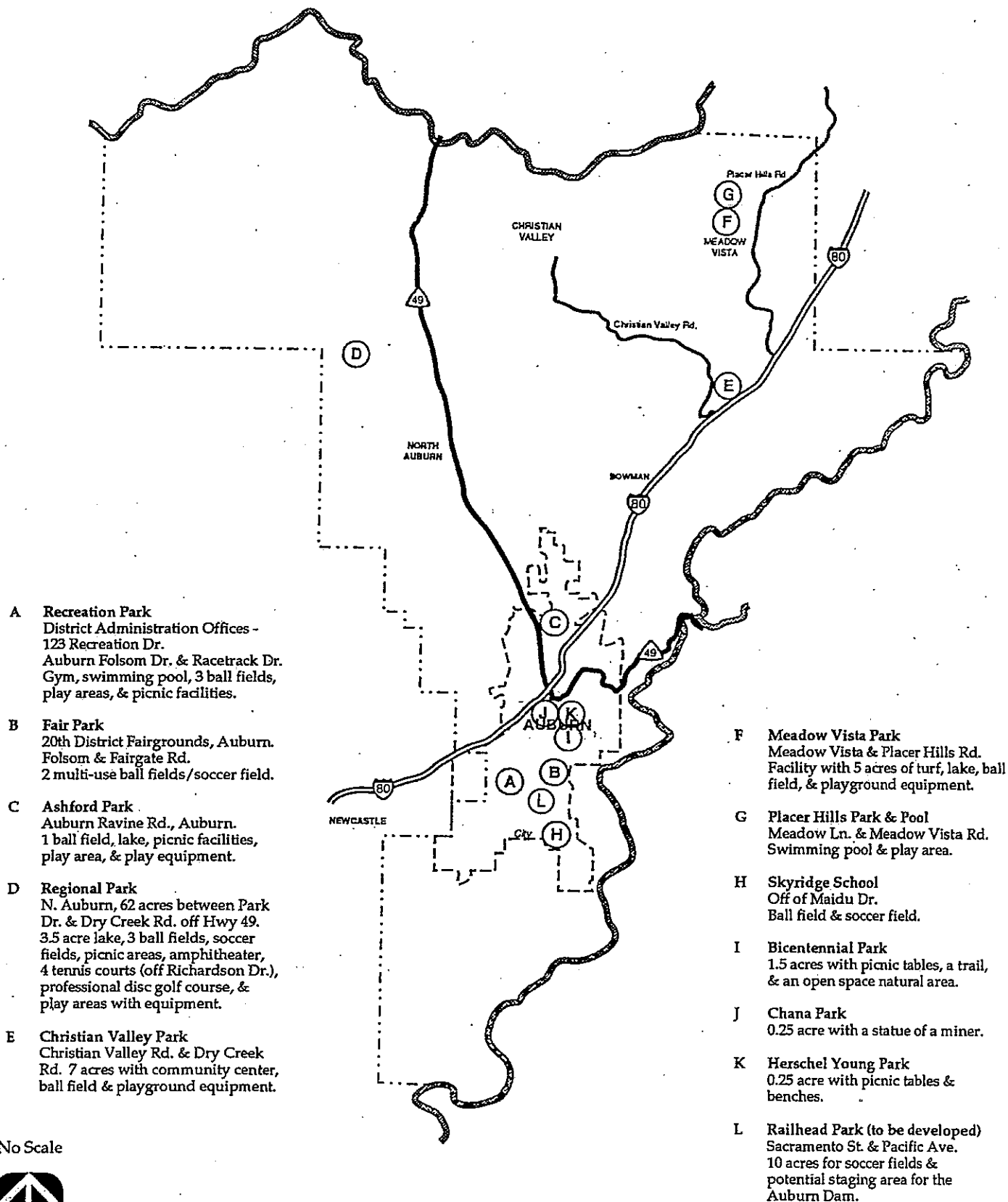
The City has in the past required linkages between the open space areas within and those outside the City boundaries. The City has also required construction of trails which provide access to open areas and adjacent subdivisions. These measures provide the City with passive recreational areas, protect natural habitat, and provide essential open space.

# PARK AREAS AND POPULATION WITHIN AUBURN RECREATION DISTRICT

Existing Parks within ARD	Acreage	Population of ARD in 1990
Recreation Park	22	
Christian Valley Park	7	
Regional Park	62	
Placer Hills Park	2	
Fair Park	7	
Ashford Park	7	
Meadow Vista Park	22	
E. V. Cain School Park	1	
Skyridge School Park	5	
Bicentennial Park	1.5	
Chana Park	0.25	
Herschel Young Park	0.25	
<b>TOTAL</b>	<b>137</b>	<b>38,425</b>

Proposed Parks within ARD	Acreage	Projected Population of ARD, Year 2000
Railhead Park	10	
Lone Star Road Park	44	
Halsey Forbay Park	88	
Bell & Dry Creek Road Park	55	
Dry Creek Park	69	
Atwood Road Park	50	
Park Square Lane Park	11	
Bell & New Airport Road Park	30	
Bell Road Park	121	
<b>TOTAL</b>	<b>478</b>	<b>49,103</b>

The District owns and operates nine parks and recreation facilities within the Auburn General Plan study area. Figure VII-10 shows the location of the Auburn area parks. A brief description of these parks is provided in the following paragraphs:



No Scale



July 1992 Source: Draft Auburn Recreation District Master Plan, 1992.

# AUBURN RECREATION DISTRICT MASTER PLAN

## EXISTING PARKS

Harland Bartholomew & Associates, Inc.

FIGURE  
VII-10

Page 165



#### Within City Limits (1992)

- **Recreation Park**--Constructed in 1948, this 22-acre park is located at 123 Recreation Drive off of Auburn Folsom Road. The park includes three multi-use ball fields (two of which are lighted), picnic facilities, two playgrounds, meeting rooms, a youth wing, gymnasium, swimming pool, maintenance shops and administrative offices.
- **Ashford Park**--Located on Auburn Ravine Road, this 7-acre park was purchased by the District in 1975 and development was completed in 1982. The park includes picnic facilities, horseshoe pits, a multi-use ball field, an open play area, and a pond.
- **Fair Park**--This 7-acre park is located on Auburn Folsom Road and is leased by the District from the 20th District Agricultural Association. The park includes two multi-use ball fields, one of which is lighted.
- **Skyridge Park**--This 5-acre park is co-located with the Skyridge Elementary School on Poet Smith Drive and was developed in cooperation with the Auburn Union Elementary School District. The park's facilities include a soccer field. Future plans include basketball courts, tennis courts, and a mini park.
- **Railhead Park (to be developed)**--The ARD has leased, with a 30-day notice of cancellation, this 10-acre site from the Bureau of Land Management. The site, located at Sacramento Street and Pacific Avenue, is for soccer fields and is the potential staging area for the Auburn Dam.

Additional "small" parks are as follows (acreages are approximate only):

- **Bicentennial**--1 1/2-acres with picnic tables, a trail, and an open space natural area
- **Chana**--1/4 acre with a statue of a miner
- **Herschel Young**--1/4 acre with picnic tables and benches

#### Out of Existing City Limits (1992)

- **Regional Park**--This 62-acre park, the District's largest, is located at 3770 Richardson Road near Dry Creek Road and Highway 49 north. The park was acquired in 1964 and was developed over a number of years. The park's facilities include three lighted ball fields, one lighted soccer field, picnic facilities, a disc golf course, two playgrounds, a new gym (1991), offices, meeting rooms, fishing pond, tennis courts, and pedestrian paths.

The Auburn Recreation District has also worked with the Auburn Union School District to develop turf areas at Alta Vista School and E.V. Cain School.

**CITY OF AUBURN MUNICIPAL CODE  
TITLE XV: LAND USAGE  
CHAPTER 158: SUBDIVISIONS**

**PARK AND RECREATION REQUIREMENTS**

**§ 158.335 GENERALLY.**

As a condition to the approval of any land divisions or discretionary residential projects, a portion of the land therein shall be dedicated for park and/or recreation purposes, or a fee paid in lieu thereof, or a combination of both, subject to the provisions of this subchapter. The dedicated land and fees shall be used only for the purpose of developing new or rehabilitating existing neighborhood or community parks or recreation facilities to serve the project.

(1973 Code, § 9-3.2301) (Ord. 782, eff. 4-27-1983)

**§ 158.336 AMOUNT OF DEDICATION OF LAND AND/OR FEES.**

(A) The amount of land to be dedicated or fees to be paid shall bear a reasonable relationship to the use of the park and recreation facilities by the future inhabitants of the project and shall be determined in accordance with the principles and standards for local parks and recreation areas as established in the general plan of the city. In accordance with the general plan, it is determined that the public interest, convenience, health, welfare and safety require 5 acres of land for each 1,000 persons residing in the city to be devoted to local park and recreation purposes.

(B) For the purpose of this section, the following definition shall apply unless the context clearly indicates or requires a different meaning.

*UNIT.* An independent dwelling either attached or detached.

(1973 Code, § 9-3.2302) (Ord. 782, eff. 4-27-1983; Am. Ord. 93-16, eff. 12-22-1993)

**§ 158.337 FORMULA.**

(A) The formula for determining the land to be dedicated is based on the probable occupancy level of each type of proposed dwelling unit and shall be as follows:

Zoning	Assumed Persons per Occupancy	Area of Park Land Required
R-1 and R-2	3.40	737 sq. ft.
R-3	2.20	477 sq. ft.
Mobile Home	2.00	434 sq. ft.

(B) In the event of mixed residential development, the number of units for each type of development permitted shall be used to determine the land required for the development.



(C) When the payment of fees is required in lieu of land dedication or the fees are otherwise required by this subchapter, the amount to be paid shall be the sum of \$655 per dwelling unit or a sum calculated pursuant to the following formula, whichever is the lesser amount:

$$A \times V = M$$

- (1) A = the amount of land required for dedication.
- (2) V = the fair market value (per acre) of the property to be divided, as established by the County Assessor, based on the proposed land use and estimated sales price of each parcel.
- (3) M = the amount of dollars to be paid in lieu of the dedication of land.

(1973 Code, § 9-3.2303) (Ord. 782, eff. 4-27-1983; Am. Ord. 89-10, eff. 5-24-1989)

#### **§ 158.338 FORMULA ADJUSTMENTS.**

The amount of land dedication or fees paid shall be modified from time to time on the basis of the approved or conditionally approved tentative or parcel map and anticipated household size as determined in the latest available Federal census. The dedication of land and/or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide 5 acres of real property per 1,000 persons anticipated to reside within the subdivision.

(1973 Code, § 9-3.2304) (Ord. 782, eff. 4-27-1983)

#### **§ 158.339 REPORTING REQUIREMENTS.**

The Auburn Area Recreation and Park District shall provide to the city a schedule specifying how, when and where the district will use the land and/or fees to develop park and recreation facilities to serve the future residents of the subdivision prior to the actual conveyance of the land and/or the payment of the fees pursuant to this subchapter. Any fees paid shall be committed for park and recreation purposes within the city by the district within 5 years after the payment thereof and, if not used land and/or the payment of the fees pursuant to this subchapter. All fees paid shall be committed for park and recreation purposes within the City Sphere of Influence, with a minimum of 50% being committed for such purposes within the city by the district within 5 years after the payment thereof and, if not used accordingly shall be forthwith repaid to the record owners of the subdivision on a lot size basis.

(1973 Code, § 9-3.2305) (Ord. 782, eff. 4-27-1983; Am. Ord. 90-14, eff. 1-9-1991)

#### **§ 158.340 FEE PAYMENT.**

(A) Fees as set forth in this subchapter, for all land divisions, including, but not limited to subdivisions and parcel splits, shall be collected prior to map recordation.

(B) Fees as set forth in this subchapter, for all discretionary residential projects which do not involve land divisions, including, but not limited to apartments, shall be collected prior to building permit issuance.

(1973 Code, § 9-3.2306) (Ord. 782, eff. 4-27-1983; Am. Ord. 93-16, eff. 12-22-1993)

#### **§ 158.341 EXEMPTIONS AND SPECIAL PROVISIONS.**

(A) Boundary line adjustments, commercial subdivisions, industrial subdivisions and condominium conversions in existing apartment buildings more than 5 years old when no new dwelling units are added shall be exempt from this subchapter.

(B) Subdivisions of less than 50 lots shall only pay fees unless otherwise required to set aside land by the city.

(C) If the subdivider provides park and recreational improvements to the dedicated land, the actual value of the improvements, together with the equipment thereon, shall be credited against the dedication of land or the payment of the fees required by this subchapter.

(1973 Code, § 9-3.2307) (Ord. 782, eff. 4-27-1983; Am. Ord. 93-16, eff. 12-22-1993)

#### **§ 158.342 PLANNED UNIT DEVELOPMENTS.**

Planned unit developments, real estate developments, and common interest developments defined in Cal. Business and Professions Code § 11003 and Cal. Civil Code § 1351(c) shall be eligible to receive a credit, as determined by the Council, against the dedication of land or the payment of the fees imposed pursuant to this subchapter for the actual value of private open space within the development which is actually developed and usable for active recreation uses.

(1973 Code, § 9-3.2308) (Ord. 782, eff. 4-27-1983)

## ORDINANCE NO. 90-14

AN ORDINANCE AMENDING SECTIONS 9-3.2303 AND 9-3.2305 OF  
ARTICLE 23 OF CHAPTER 3 OF TITLE 9 OF THE AUBURN MUNICIPAL  
CODE RELATING TO THE PARK AND RECREATION REQUIREMENTS

---

THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY ORDAIN:

Section One: That Section 9-3.2303 of Article 23 of Chapter 3 of Title 9 of the Auburn Municipal Code is hereby amended to read as follows:

**Sec. 9-3.2303. Formula.**

The formula for determining the land to be dedicated is based on the probable occupancy level of each type of proposed dwelling unit and shall be as follows:

	Assumed Persons	Area of Park
Zoning	per Occupancy	Land Required
R-1 and R-2	3.40	737 sq. ft.
R-3	2.20	477 sq. ft.
Mobile Home	2.00	434 sq. ft.

In the event of mixed residential development, the number of units or each type of development permitted shall be used to determine the land required for the development.

When the payment of fees is required in lieu of land dedication, or such fees are otherwise required by this article, the amount to be paid shall be the sum of One Thousand Forty and no/100ths (\$1040.00) Dollars per dwelling unit or a sum calculated pursuant to the following formula, whichever is the lesser amount:

$$A \times V = M$$

A = the amount of land required for dedication

1                   V = the fair market value (per acre) of the  
2                   property to be divided, as established by  
3                   the County Assessor, based on the proposed  
4                   land use and estimated sales price of each  
5                   parcel

6                   M = the amount of dollars to be paid in lieu of  
7                   the dedication of land

8                   The above Fee may be modified by the City Council by  
9                   Resolution to reflect annual Consumer Price Index (CPI)  
10                  increases.

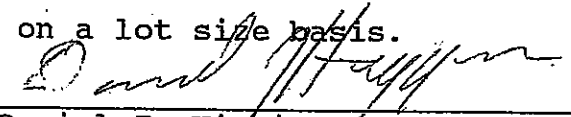
11                  Section Two:   That Section 9-3.2305 of Article 23 of  
12                  Chapter 3 of Title 9 of the Auburn Municipal code is hereby  
13                  amended to read as follows:

14                  **Sec.9-3.2305.   Reporting requirements.**

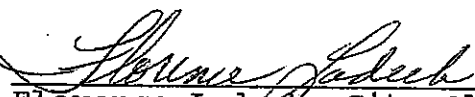
15                  The Auburn Area Recreation and Park District shall provide  
16                  to the City a schedule specifying how, when, and where the  
17                  District will use the land and/or fees to develop park and  
18                  recreation facilities to serve the future residents of the  
19                  subdivision prior to the actual conveyance of the land and/or the  
20                  payment of the fees pursuant to this article. All Fees paid  
21                  shall be committed for park and recreation purposes within the  
22                  City of Auburn Sphere of Influence, with a minimum of 50 percent  
23                  being committed for such purposes within the City of Auburn, by  
24                  the District within five (5) years after the payment thereof and,

1 if not used accordingly shall be forthwith repaid to the record  
2 owners of the subdivision on a lot size basis.

3 Dated: December 10, 1990

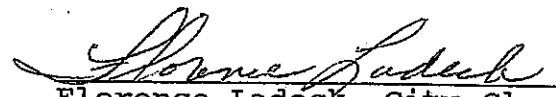
  
4 Daniel J. Higgins, Mayor

5 ATTEST:

6   
7 Florence Ladeck, City Clerk

8 I, Florence Ladeck, City Clerk of the City of Auburn, hereby  
9 certify that the foregoing ordinance was duly passed at a regular  
meeting of the City Council, held on the 10th day of December  
1990, by the following vote on roll call:

10 Ayes: Bunnell, Pisarek, Taylor, Yue, Higgins  
11 Noes: None  
12 Absent: None

13   
14 Florence Ladeck, City Clerk  
15  
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**PLACER COUNTY  
PARK DEDICATION FEE PROGRAM  
OVERVIEW**

**Introduction**

The following is a short overview of the Park Dedication Fee Program (hereinafter referred as "Program") how the fees are generated, what the fees can be used for and how the Placer County Parks Division (hereinafter referred as "County") administers the Program.

**Park Dedication Fees**

The intent of the Program is to mitigate the effect new neighborhoods have on existing recreational facilities by acquiring, constructing new and/or rehabilitating existing parks and recreation facilities. Park Dedication Fees may used to pay for capital costs but may not be used for maintenance. Furthermore, the Parks Commission has taken the position the funds should be used for improvements on the ground, not for master planning efforts, design of projects, etc.

**FY 2011-2012 Amount (eff. July 1, 2011 thru June 30, 2012)**

\$4,040 per new single family dwelling  
\$2,940 per second dwelling unit/mobile home  
\$2,665 per age restricted dwelling

**Fee Basis**

The amount of the Park Dedication Fee is based on the representative cost to build recreational facilities to maintain a ratio of 5 acres of active park and 5 acres of passive park per 1,000 residents, as called for in the recreation element of the Placer County General Plan. As subdivision projects are conditioned, the General Plan and the various Community Plans are the County's blueprints for conditioning recreational facilities on new subdivisions.

**Nexus**

There must be a nexus between those paying the fee and where the fee is utilized.

**Policies and Procedures**

The Park Dedication Fees Policies and Procedures are intended for consistency and fairness for those requesting funds from the Program. We have also developed rating criteria to help the County rank proposed projects based upon predetermined factors.

T:\M\PDF OVERVIEW 1-12-2011

**PARK AND OPEN SPACE INVENTORY**  
JUNE - 2011

NAME	LOCATION	SIZE (2011 Assessor)	SIZE (1993 General Plan)	TYPE
<b>ARD Parks</b>				
Ashford Park	Auburn Ravine Road	7.30	7	ARD Park
Dam Overlook (Skate Park)	Pacific Street	33.40		ARD lease area
Fair Park	Fairgate St. behind Bernhard Museum	8.80	7	ARD Park
Mount Vernon Park	Nevada St @ Palm Terrace Apt	6.70		ARD park
Railhead Park	Pacific Avenue	9.10	10	ARD park
REC Park	Recreation Drive	22.10	22	ARD park
<b>ARD Joint Use</b>				
Alta Vista Elementary	Lincoln Way	0.70*		Ball field
E.V. Cain Elementary	Mt. Vernon	2.25*	1	Ball fields
Skyridge Elementary School	Perkins Way	5.50*	5	Ball fields
<b>City Parks/Facilities</b>				
Bicentennial Park	Auburn Folsom Road	1.50*	1.5	City mini-park
Central Square	High & Lincoln	0.05*		
Chana Park (miner statue)	Washington & I-80 in Old Town	0.25*	0.25	City mini-park
Clock Tower	High & Lincoln	0.08*		
Herschel Young Park	Lincoln Way @ Sacramento	0.05*	0.25	City mini-park
Old Town Firehouse	Lincoln Way @ Commercial	0.06*		City mini-park
Park Preserve	High Street behind City Hall	4.30		City park
<b>Placer County Facilities</b>				
Auburn Library Park	Fulweiler at the Domes	0.75*		Amphitheater
<b>Subdivisions</b>				
Grand Oaks	Grandview Drive	7.70		Common area park
Indian Hills Estates	Sawka Drive	0.11*		Tot Lot/Pocket Park
Auburn Bluffs Townhomes	Lantern View Drive	0.22*		Common area pool
Vintage Oaks	Sunrise Ridge Circle	41.20		Common area park w/ tot lot, swings, trail
	<b>TOTAL:</b>	152.12		
	Auburn Population (2010):	13,578		
	Acres/1000:	11.2		* estimate

BRSP		Miscellaneous	
PA2 Park		2.00	Park
PA1 OSC		54.5	
PA2 OSC		86.5	
City Parks/Facilities*			
Brewery Lane	Brewery Lane in Old Town	1.10	City property
Downtown Firehouse	El Dorado @ Lincoln Way	0.05	City property
OSC AREAS - subdivisions*			
Auburn Oaks	Stone Way & Foxridge Circle	3.00	OSC area
Canyon Rim Estates	Eagles Nest	96.40	OSC area
Granite Bay Vista	Auburn Folsom Road	25.90	OSC area
Grayhorse	Auburn Folsom @ Maidu	5.50	OSC area
Hidden Creek	Hidden Creek Dr	5.90	OSC area
Southridge 7	Humbug Way	10.00	OSC area
Vista del Valle	Sage Way	3.40	OSC area
Vista del Valle & Brentwood	Oak View Terrace & Brentwood Circle	3.25	OSC area



# BALTIMORE RAVINE INVESTORS, LLC

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SENT VIA E-MAIL

June 19, 2012

Mayor and City Council Members  
City of Auburn  
1225 Lincoln Way, Suite 240  
Auburn, CA 95603

**Re: ARD Proposed Park Fee Increase**

Dear Mayor Hanley and City Council Members:

Please accept this letter as my opposition to the ARD proposed fee increase, which represents an increase of 383% to 638% from existing fees. To be clear, there should be a modification in the fee of some sort; however, this level does not make sense. I assume since the City of Auburn will be charging the fee that the City will adopt a proper NEXUS Study prior to adopting a new fee, and I would like to participate in that process.

A few examples of problems:

**Real Estate**—The District currently has a lot of property and it's not clear that there is the need to purchase any additional real estate. If additional real estate was to be acquired, it would be purchased at today's value based on actual sales comps, not asking prices. This single issue alone dramatically affects the fee if, in fact, there is additional real estate needed.

**Facilities**—During the lengthy zoning process for Baltimore Ravine, I met with ARD representatives on several occasions. In those meetings, they stated that their real estate was adequate and that their facilities were changing to be smaller in size. For example, rather than one tennis court, having multiple, pickle ball courts in the same space. Those facilities properly reflect the baby boomer population and how demographically there is a richer context in this area.

June 19, 2012

Lack of Outreach—Despite a meeting that we had in the entitlement process, I have not been contacted by ARD as a stakeholder to participate in their process, yet they seek to levy a huge increase that affects the development we so recently discussed. Throughout the entitlement process for Baltimore Ravine, we were proactive in outreach every step of the way. I would ask that ARD be held to the same goal if not a standard for the City of Auburn.

I am available to meet with ARD, who should be responsible for outreach and not just not in a public meeting. They know the affected parties, the stakeholders, and should coordinate an inclusive process. I look forward to seeing the Staff Report and will plan to write another letter after seeing their analysis.

I ask that Council would direct staff to be present at the ARD stakeholder meetings and in that fashion, we can approach an increase that is thoughtful, supported by a proper NEXUS Study, and realistic in today's global economic recession.

Best regards,

Baltimore Ravine Investors, LLC, a  
California limited liability company

By:

  
Stephen L. Des Jardins  
Chief Executive Officer

SLD/jb

# EXHIBITS



RESOLUTION NO. 12-

RESOLUTION ESTABLISHING A RATE FOR A PARK IMPACT MITIGATION FEE  
AND MAKING RELATED ADJUSTMENTS TO THE CITY'S PARKLAND DEDICATION  
AND IN LIEU FEE REQUIREMENTS

---

WHEREAS, Section 150.019 of the Auburn Municipal Code authorizes the City Council to impose fees upon development projects to fund the costs of capital facilities and equipment necessary to serve those projects.

WHEREAS, the *Auburn Area Recreation and Park District Facility Level of Service Analysis Update 2012* (the "LOS Study"), on file in the Office of the City Clerk and incorporated herein by reference, identifies parkland, park improvements and major park facilities needed to provide new developments with parks and park facilities that maintain existing levels of service.

WHEREAS, the *Auburn Recreation District Park Development Impact Fee Nexus Study March 2012* (the "Fee Study"), on file in the Office of the City Clerk and incorporated herein by reference, describes a development impact fee (the "Park Impact Mitigation Fee") to fund acquisition, improvement and construction of parkland, park improvements and major park facilities as identified in the LOS Study.

WHEREAS, on June 25, 2012, the City Council held a public hearing regarding imposition of the Park Impact Mitigation Fee. Notice of this hearing was given pursuant to Sections 66018 and 66019 of the Government Code.

WHEREAS, the City Council desires to impose the Park Impact Mitigation Fee.

1 WHEREAS, pursuant to Sections 158.337 and 158.338 of the Municipal  
2 Code, the City Council desires to make related adjustments to the parkland  
3 dedication and in lieu fee requirements imposed by the City on subdivisions.  
4

5 THE CITY COUNCIL OF THE CITY OF AUBURN DOES HEREBY RESOLVE:

- 6 1. The Park Impact Mitigation Fee is hereby established at the following  
7 rates:

8

9 Single-family Detached:	<u>\$6,849</u>
10 Single-family Attached:	<u>\$4,688</u>
11 Multi-family:	<u>\$4,219</u>
12 Mobile Home:	<u>\$5,218</u>

13

- 14 2. The Park Impact Mitigation Fee shall be administered at the rate set forth  
15 above in the manner set forth in Section 150.019 of the Municipal Code  
16 and in the Fee Study.  
17

- 18 3. The parkland dedication requirement imposed by Section 158.335 of the  
19 Municipal Code shall continue to be based on a standard of 5.0 acres of  
20 parkland per 1,000 projected inhabitants. Based on the Fee Study, there  
21 shall be a rebuttable presumption of 2.58 persons per single-family  
22 detached unit, 1.77 persons per single family attached unit, 1.59 persons  
23 per multifamily unit and 1.97 persons per mobile home. Any in-lieu  
24 payment shall be calculated based on parkland acquisition cost of \$271.  
25 Pursuant to Section 158.338 of the Municipal Code, these figures update  
26 and replace the formula adopted by Ordinance No. 90-14 and currently  
27 set forth at Section 158.337 of the Municipal Code.  
28

1  
2 4. Satisfaction of the parkland dedication or in lieu fee requirement  
3 calculated pursuant to Section 3 of this Resolution shall excuse  
4 developer from payment of the portion of the Park Impact Mitigation Fee  
5 imposed for land acquisition (\$699 per single family detached dwelling  
6 unit, \$479 per single family attached dwelling unit, \$431 per multi-family  
7 unit and \$533 per mobile home).

8  
9 5. Based on the Fee Study, the LOS Study, and evidence and testimony  
10 present to it at the June 25, 2012 public hearing, the City Council finds  
11 that:

12 a. The purpose of the Park Impact Mitigation Fee is to fund parkland  
13 park improvements and major park facilities to serve new  
14 development at existing levels of service.

15 b. The use to which Park Impact Mitigation Fee may be put is the  
16 acquisition, improvement and construction of parkland, park  
17 improvements and major park facilities. Fee proceeds may not be  
18 used for any other purpose.

19 c. There is reasonable relationship between the Park Impact Mitigation  
20 Fee's use and the type of development project on which the fee is  
21 imposed because residents of new residential developments can be  
22 anticipated to use public parks and park facilities.

23 d. There is a reasonable relationship between the need for parkland and  
24 park facilities and the type of development project on which the fee is  
25 imposed because residents of new residential developments can be  
26 anticipated to use public parks and park facilities in the same manner  
27 as existing residents. Therefore, maintenance of existing levels of  
28 service will require additional public parks and park facilities.

1  
2 6. It is the intent of the City Council that implementation of the Park Impact  
3 Mitigation Fee shall not conflict with the requirements of Government  
4 Code Section 66007. Therefore, to the extent any fee payment would  
5 otherwise be due to the City earlier than is permitted under Government  
6 Code Section 66007, it is the intent of the Council that the fee be due at  
7 the earliest point permissible under Government Code Section 66007.  
8

9 7. Pursuant to Government Code Section 66019(b), this Resolution shall be  
10 effective on the 60<sup>th</sup> day following its adoption.  
11  
12  
13

14 DATED: June 25, 2012  
15

16 \_\_\_\_\_  
Kevin Hanley, Mayor

17 ATTEST:  
18

19 \_\_\_\_\_  
Joseph G. R. Labrie, City Clerk  
20

21 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify  
22 that the foregoing resolution was duly passed at a regular meeting of the City  
23 Council of the City of Auburn held on the 25<sup>th</sup> day of June 2012 by the  
following vote on roll call:

24 Ayes:

25 Noes:

26 Absent:

27 \_\_\_\_\_  
Joseph G. R. Labrie, City Clerk  
28

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